

## COMPARED

vation, conditions, and agreements hereinafter set out, the said Seller further, excepting and reserving unto himself, his heirs and assigns, the oil, gas, fire clay, coal and all other minerals lying in and under the premises hereinafter described, does hereby bargain, sell convey and confirm unto the Purchaser, his heirs, successors and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma, to-wit:

Lot Number Three (3) Block Number Four (4) in the Oak Ridge Addition to the City of Sand Springs, Oklahoma. These premises are restricted to residence purposes only, to cost not less than \$2500.00 and to be erected not less than 25 feet from the East property line.

The purchaser to pay any and all taxes and assessments levied by public authority that may become a lien on said premises after the expiration of the year 1922, according to the recorded plat, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and warrant the title to the same unto the said purchaser, his heirs, successors and assigns, forever, subject nevertheless to the conditions and reservations and agreements hereinbefore and hereinafterest forth, according to the true intent and meaning thereof.

And the Seller, for himself and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns that the said premises are free, clear and discharged of and from all former grants, charges, except for improvements as hereinafter stated, taxes, judgments, mortgages, and other liens and encumbrances of whatsoever nature and kind. And the said purchaser for himself, his heirs, successors and assigns, does further covenant and agree to and with the seller, his assigns, as follows:

First: That the purchaser, his heirs, successors or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of gun powder, glue, varnish, ink turpentine, or for the boiling of bones, or for the dressing, tanning, or preparing of skins, hides, or leather, or for the any distillery or brewery, oil or lampblack factory or any dangerous, noxious or unwelcome establishment, business, or trade whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment, business or trade.

Said: And the purchaser, for himself, his heirs, successors, and assigns, does hereby further covenant and agree that when, in the judgement of the seller, the installation of sewer or sidewalks, and other public improvements become necessary, or advisable, the seller, at his option, shall have the right to install such system of sewers, sidewalks and other public improvements as in his judgement is necessary and advisable, and assess the just pro-rata cost against the lots benefited or affected thereby. and purchaser for himself, his heirs, successors, and assigns, covenant and agrees that upon the installation of such sewers, sidewalks and public improvements of either of them, he will thereupon pay his proportionate part of the costs of the same ascertained as aforesaid. The within land is no part of my Homestead and was never been occupied as such.

IN WITNESS WHEREOF, I, have hereunto set my hands the day and year first above written.

Chas. Page