

heirs, and assigns, that in case that any of the conditions concerning intoxicating liquors are broken by the Purchaser, his heirs, successors, assigns, or legal representatives, then this deed shall become null and void, and all right, title and interest in and to the premises hereby conveyed, shall revert to the said Sand Springs Pione, its successors and assigns, and the Purchaser, by accepting this deed for himself, his heirs, executors, administrators, successors and assigns, consents and agrees to this reservation and condition, as well as to the reservation, 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 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:

**COMPARED**

Lot Number Twenty Eight ( 28) Block Number Thirty Eight (38)  
in the Original Townsite of Sand Springs, Oklahoma.

The purchaser to pay any and all taxes and assessments imposed by public authority that may become a lien on said premises after the expiration of the year 1919.

according to the recorded plat of Sand Springs, Oklahoma, made by W. H. Hendren, Civil Engineer, and certified under date of 17th of June, 1911, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma, on the 19th day of July, 1911.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise 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 hereinafter set 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, judgements, 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, ere erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables pigery, slaughter house, tallowcandlery, nor any manufactory for the make 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 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.

Second: 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 sewers and sidewalks, and other public improvements become necessary, or advisable the seller, at his option, shall have the right to install such system of sewer, sidewalks and other public improvement 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 pro-