

to J. M. Hickey, Said deed being duly recorded in the office of the County Clerk of Tulsa County, Oklahoma, and that the said Grantor will Warrant and Forever Defend the same unto the said Grantee his heirs and assigns against said grantor his heirs or assigns and all and every person or persons whomsoever, claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, The said Grantor has hereunto set her hand the day and year first above written.

Mary A. Hickey

COMPARE

STATE OF OKLAHOMA
SS.
COUNTY OF TULSA

Before me E. F. Dixon, a Notary Public, in and for said County and State, on this 28 day of April, 1923, personally appeared Mary A. Hickey, a widow and surviving wife of J.M. Hickey, deceased to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires July 1, 1926 (SEAL) E. F. Dixon-Notary Public
Filed for record at Tulsa, Tulsa County, Oklahoma, April 28, 1923 at 11:50 o'clock A.M. and recorded in Book 441 Page 427

By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

228952-ACM

COMPARED

GENERAL WARRANTY DEED

INTERNAL REVENUE

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KNOW ALL MEN BY THESE PRESENTS: That Margaret E. Reynolds, a single person, ^{Cancelled} E. F. Harwell and Mary W. Harwell, his wife, parties of the first part, in consideration of the sum of One Thousand and No/100 Dollars, in hand paid, the receipt of which is hereby acknowledged do grant, bargain, sell and convey unto I. E. Arment of Tulsa County, State of Oklahoma, party of the second part, his heirs and assigns, the following described land, property and premises, situated in Tulsa County, State of Oklahoma, to-wit:

Lot Twenty-one (21) in Block Seven (7) in Hillcrest Addition to the city of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the county clerk in and for Tulsa County, Oklahoma.

And the said party of the second part as a further consideration and condition of this deed, assents and agrees by acceptance thereof, as follows; that the lot or lots hereby conveyed shall not within a period of ten years from this date, be used for any other than residence purposes; that no residence that shall cost less than \$2500.00 shall be built on the lot or lots hereby conveyed; that no building or any part thereof, except steps or entrances approach without roof, shall be built or extend within twenty-five feet of the front lot line or closer than fifteen feet of the side street line, and no garage, servant's house or other subsidiary buildings shall extend to within ninety feet of the front lot line or within twenty-five feet of the said side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent; provided, however, that the building of a servant's house to be used only by servants of the owners or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing condition and restrictions by the party of the second part, his heirs or assigns, shall work a forfeiture to all title in and to said lots and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, his heirs and assigns forever, together with all and singular the hereditaments and appurtenances thereunto belonging, and the title shall thereupon re-