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IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal,
the day and year last above written.

My commission expires Oct 20, 1925 (SEAL) Estelle Simpson, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Mch 17, 1923 at 10:00 o'clock A. M.
in Book 442, page 456
By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

224542 C.J. COMPARED GENERAL WARRANTY DEED INTERNAL REVENUE
(Oklahoma Statutory Form) 50

THIS INDENTURE, Made this 12th day of February A. D. 1923 between the VANDEVER
INVESTMENT COMPANY, a corporation, of Tulsa, Oklahoma, of the first part, and W. B.
Schreengost of the second part.

WITNESSETH, That in consideration of the sum of Five Hundred and no/100 dollars,
the receipt whereof is hereby acknowledged, said party of the first part does, by these
presents, grant, bargain, sell and convey unto said party of the second part, his heirs
and assigns, all of the following described real estate situated in the county of Tulsa
State of Oklahoma, to-wit:

Lot Twenty-five in Block Three Reddin Addition to the City of Tulsa,
Oklahoma, according to the recorded plat thereof,

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, here-
ditaments and appurtenances hereto belonging or in any wise appertaining forever.

And said Vandever Investment Company, for itself, its successors and assigns,
does hereby covenant, promise and agree to and with said party of the second part, at the
delivery of these presents, that it is lawfully seized in its own right, of an absolute
and indefeasible estate of inheritance in fee simple, of and in, all and singular the
above granted and described premises, with the appurtenances; that the same are free,
clear and discharged and unencumbered of and from all former and other grants, titles,
charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and
kind EXCEPT All taxes and special assessments due or to become due, and that it will WARRANT
AND FOREVER DEFEND the same unto the said party of the second part, his heirs and assigns,
against said party of the first part, its successors and assigns, and all and every person
or persons whomsoever, claiming or to claim the same.

This conveyance is given subject to the following conditions and restrictions;
that no residence shall be erected thereon costing less than \$2000.00, inclusive of the
cost of other subsidiary buildings and improvements; that no buildings or any part thereof,
except steps or entrance approach without roof shall be build or extended within 20 feet
from the front lot line; that no part of the lot or lots hereby conveyed shall ever be
sold or rented to, or occupied by any person of African descent, commonly known as negroes,
except that the building of a servants' house to be used only by the servants of the owner
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 conditions and restrictions by the grantee,
his heirs or assigns shall work a forfeiture of all title in and to said lot or lots. The
above conditions and restrictions shall extend to and are hereby made obligatory upon the
party of the second part his heirs and assigns forever together with all and singular,
the hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand
and seal the day and year first above written.

ATTEST:

W. A. Vandever

Secretary

(CORPORATE SEAL)

VANDEVER INVESTMENT COMPANY

BY O. S. Vandever
President