

be built or extend within 25 feet of the front lot line or closer than - - feet of the side street line, and no garage, servant's house or other subsidiary building shall extend within 70 feet of front lot line or within - - feet of the side street 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 known as negroes, provided, however, that the building of a servant's house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof; - -do by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all the following described real estate, situated in the county of Tulsa, State of Oklahoma, to-wit:

The west twenty five (25) feet of lot four (4) and the east twentyfive (25) feet of lot five (5) Block two (2) in Sunset view addition, to the City of Tulsa, Oklahoma, according to the recorded plat thereof duly recorded in the office of the Register of Deeds within and for Tulsa County, Oklahoma,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining forever.

And said Thos. P. Melvin, J. H. Boyle and Van Leigh Boyle, for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents they are lawfully seized in their 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 unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances, of what nature or kind soever, except taxes falling due after this date, and that they will warrant and forever defend the same unto the said party of the second part her heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Witnesses:

Thos. P. Melvin,
J. H. Boyle,
Van Leigh Boyle.

State of Oklahoma)
County of Tulsa) SS

OKLAHOMA FORM OF ACKNOWLEDGEMENT.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 10th day of 10th 1923, personally appeared Thos. P. Melvin a single man, J.H. Boyle and Van Leigh Boyle, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires Nov. 1, 1924.

(SEAL) M. M. Simpson, Notary Public.

Filed for record in Tulsa County, Okla. on March 13, 1923, at 1:00 P.M. and duly recorded in book 445, page 214, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.