

which the grantee herein by accepting this deed assents and agrees; 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 store building, hotel, duplex house, flats or apartments shall be erected thereon during said period; that no residence that shall cost less than six thousand five hundred dollars shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall 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 the 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 a ny 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 parties of the second part, t their heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lot twenty (20) and the east twenty five (25) feet of lot twenty one (21) Block one (1) 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 therein to belonging or in any wise appertaining forever.

And said Thos. P. Melvin, J. H. Boyle and VanLeigh Boyle, for their heirs, executors or administrators do hereby covenant, promise and agree to and with said parties of the second part, that at the delivery of these presents they are lawfully seized in, - - 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 parties of the second part their 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,
VanLeigh Boyle.

OKLAHOMA FORM OF ACKNOWLEDGEMENT.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 12th day of March, 1923, personally appeared Thos. P. Melvin, a single man, J. H. Boyle and VanLeigh 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 uses 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.