

COMPARED

do by these presents, grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all of the following described real estate, situated in the county of Tulsa, State of Oklahoma, to-wit:

Lot one (1) in Block four (4) Ridgewood 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, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

The said Theodore Cox and his wife Bessie W. Cox, S. W. Parish, and his wife, Katherine H. Parish and Nettie F. Castle and her husband, R. W. Castle, do hereby covenant, promise and agree to and with the said parties of the second part, at the delivery of these presents, that 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, or whatsoever nature and kind, except general taxes for the year 19-- and except for special assessments which are not now delinquent and except for a five-foot easement as set forth in the Dedication of said Addition, 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.

This conveyance is given subject to the following conditions and restrictions; that no residence shall be erected thereon less than two stories in height, costing less than (\$5,000.00) five thousand and no/100 dollars, inclusive of other subsidiary buildings and improvements on such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within forty feet (40) from the front lot line, or within twelve (12) feet from a side-street line; that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business, apartment house or any other than residence purposes; that only one residence shall be built on one lot; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by the servants of the owners of the lot or lots hereby conveyed shall not be considered as a breach of the condition hereof. Any violation of the foregoing conditions and restrictions by the grantee, their heirs or assigns, shall work a forfeiture to all title in and to and are hereby made obligatory upon the parties of the second part their heirs and assigns, forever, together with all and singular, the hereditaments and appurtenances hereunto belonging,

In witness whereof, the parties of the first part have hereunto set their hands and seals on the date first above given.

Theodore Cox,
Bessie W. Cox,
S. W. Parish,
Katherine H. Parish,
Nettie F. Castle,
R. W. Castle.

State of Oklahoma)
Tulsa County) SS

Before me, Josephine Ball, a Notary Public, in and for/said the
County and State, on this 26th day of February, 1923, personally appeared Theodore Cox, Bessie W. Cox, his wife, S. W. Parish, Nettie F. Castle, R. W. Castle, her husband, to me known to be the identical persons who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and