

charges, estates, judgements, taxes, assessments and encumbrances, of whatsoever nature and kind, except general taxes for the year 1922, and except for special assessments which are not now delinquent and except for a five foot easement as set forth in Dedication of said Addition.

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 \$10,000.00 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 (40) feet from the front lot 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 then 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 owner or owners of the lot or lots hereby conveyed shall not be considered a breach of the conditions hereof.

This deed is made for the purpose of rescinding and holding for naught, the forfeiture ^{by} clause contained in the deed heretofore made by the grantors to the grantee, dated May 15, 1919, recorded in book 316 at page 594 in the office of the County Clerk of Tulsa County, Oklahoma,

It is further understood and agreed that these restrictions are covenants and shall be annexed to and run with the land, and either the grantors herein or any owner of any real estate in Ridgewood Addition to the City of Tulsa, Oklahoma, shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

And said parties of the first part will warrant and forever defend the same unto the said party of the second part, his heirs and assigns, against said parties of the first part, their heirs or assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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

Katherine H. Parish,

By Walter W. Shaw, Her attorney-in-fact.

Theodore Cox,

Nettie F. Castle,

Bessie W. Cox.

R. W. Castle,

S. W. Parish,

State of Oklahoma)
County of Tulsa) SS

Before the undersigned, a Notary Public in and for the above named county and state on this 12th day of March, 1923, personally appeared Theodore Cox and Bessie W. Cox, his wife, S. W. Parish and Nettie F. Castle, and R. W. Castle, her husband, to me known to be the identical persons who executed the within and foregoing instruments, and to me acknowledged that they executed the same as their free and voluntary act and deed, for the uses and purposes therein set forth,

(SEAL) Josephine Ball, Notary Public.

My commission expires August 28, 1926.

State of Oklahoma)
County of Tulsa) SS

Before me, the undersigned, a Notary Public, in and for the above named County and State on this 12th day of March, 1923, personally appeared