

227560 - BH COMPARED

INTERNAL REVENUE

WARRANTY DEED.

289

Cancelled

This indenture, made this 11th day of April, A.D. 1923, between John H. Miller and MaBelle W. Miller, his wife of Tulsa County, in the State of Oklahoma, of the first part, and Fidelity Investment Company, a corporation, of the second part.

Witnesseth, that the said parties of the first part in consideration of the sum one dollar and other valuable considerations, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantors hereby by accepting this deed assents and agrees: that the lot or lots hereby conveyed shall not with a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$4000.00 including subsidiary buildings and improvements shall be built on the lot of 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 10 feet from the <sup>side</sup> street line and no garage, servants' house or other subsidiary buildings shall extend within twenty feet of the front lot line or within twenty five 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 or African descent known as negroes; provided, however, that the building of servants' 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: Except on the rear of said lot second party is herein given authority to erect one or more houses facing 17th place. John H. Miller and Mabelle W. Miller, his wife, do by these presents grant, bargain, sell and convey unto said parties of the second part their heirs and assigns, all the following described real estate, situated in the county of Tulsa, State of Oklahoma, to-wit: Lot, all of, Block three (3) in Weaver addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of 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 anywise appertaining forever.

And said John H. Miller and MaBelle W. Miller, his wife, 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, 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, discharged and unincumbered of and from all and former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what nature or kind soever, except taxes for 1923, and all special assessments which are not now due and delinquent, 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.

John H. Miller,  
MaBelle W. Miller.