

premises shall front the street on which the lot fronts and no building or part thereof, including porches, shall be erected on said premises within thirty feet of the property line adjoining any street on which said property fronts, and no outbuilding shall be erected on said premises within seventy feet from the front of the lot, or within fifty feet of any side street; that said premises shall never be conveyed to or occupied by persons of African descent, known as negroes, (provided, however, that this shall not prevent negroes from occupying servants' quarters on said premises); that no permanent construction shall be built within three feet of the back or side property line of said premises, where sewers, gas mains, water mains, telephone or electric light lines may be located; that no bill-boards or other means of advertising shall ever be erected or located upon said premises; that no residence shall be moved from other premises and permanently located on the premises herein described; do by these presents, grant, bargain, sell and convey upon 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: All that part of Lot One (1) in Block Two (2) of Sunset

COMPARED

Park Addition to the City of Tulsa, Oklahoma, lying southerly from a straight line drawn from the center of the Easterly line of said Lot to the center of the Westerly line of said lot, more particularly described as follows: Beginning at a point 60.33 feet South of the Northeast corner of said lot and on the East line of said Lot, running thence in a Southwesterly direction a distance of 135 feet or to the West line of said Lot, running thence in a Southeasterly direction and along the West line of said Lot a distance of 76 feet or to the Southwest corner of said Lot, thence in an Easterly direction along the South line of said Lot a distance of 135 feet, thence in a Northerly direction along the East line of said lot a distance of 60.34 feet to the point of beginning.

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 Lionel E. Z. Aaronson and Cynthia T. Aaronson, for themselves, 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 singular the above granted and described premises, with appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever except any general and special taxes falling due after date hereof, and that they will warrant and defend the same unto the parties of the second part, their heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All taxes and special assessments, not now delinquent, shall be paid by parties of the second part.