

WITNESSES:

Thos. P. Melvin

J. H. Boyle,

Van Leigh Boyle.

STATE OF OKLAHOMA)
COUNTY OF TULSA)

OKLAHOMA FORM OF ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public, in and for said County and State, on this 14th, day of March, 1923, personally appeared Thos. P. Melvin, a single man, J. H. Boyle, and Van Leigh 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 by hand and seal the day and year last above written.

My commission expires Nov. 1, 1924.

(SEAL) M. M. Simpson, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, March 16th, 1923, at 8 A. M. and recorded in Book 446, Page 218.

By Brady Brown, Deputy.

(SEAL) O. G. Weaver, County Clerk.

224623-GB

COMPARED

WARRANTY DEED

THIS INDENTURE, Made this 12th, day of March, A.D. 1923, Between Thos. P. Melvin, a single man, J. H. Boyle, and Van Leigh Boyle, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and Charles E. Brown, of the second part.

WITNESSETH: That the said parties of the first part in consideration of the sum of ONE THOUSAND EIGHT HUNDRED SEVENTY-FIVE & 00/100 DOLLARS, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to 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 15 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, any 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 party of the second part his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

One (1) and the East Twelve and one-half (12½) feet of Lot Two (2) in 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 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 any wise appertaining forever.