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ledged, 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 residence that shall cost less than \$3000.00 including subsidiary buildings and improvements 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 feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety 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 of 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;-----do by these presents grant, bargain, sell and convey unto said part 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 Six (6) of Smythe Sub-division of Lot 9
(nine) of Clarence Lloyd Addition to the City
of Tulsa, Oklahoma, according to the official
plat thereof duly recorded in the office of the
Register of Deeds within and for Tulsa County,
Oklahoma.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, and appurtenances thereunto belonging or in any wise appertaining forever.

And said Ida K. Smythe, for her heirs, executors, or administrators, does hereby covenant, promise and agree to and with said part of the second part that at the delivery of these presents she is lawfully seized in her 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 former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances of what nature or kind soever, _____ and that she WILL WARRANT AND FOREVER DEFEND THE SAME unto the said parties of the second part their heirs and assigns, against said party of the first part her 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 party of the first part has hereunto set her hand the day and year first above written. Ida K. Smythe.

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

On this 27th, day of March, A. D. 1923, before me, the undersigned a Notary Public, in and for the county and state aforesaid, personally appeared Ida K Smythe, to me known to be the identical person who subscribed her name to the foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes herein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires Dec. 20.1924.

(SEAL) Ester Warren, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, March, 30th, 1923, at 9:30 and