

WITNESS my signature and official seal, the day and year last above written.

(SEAL) IVA LATTA Notary Public. .

My commission expires March 31, 1926.

Filed for record in Tulsa, Tulsa County, Oklahoma March 30th, 1923, at 2:30 P. M. and recorded in Book 446, Page 354-

By Brady Brown, Deputy.

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

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226165-GB COMPARED GENERAL WARRANTY DEED

THIS INDENTURE, Made this 24th, day of March, A.D. 1923, by and between Theodore Cox and Bessie W. Cox, his wife, S. W. Parish, and Katherine H. Parish, his wife, and Nettie F. Castle and her husband R. W. Castle, all of Tulsa County, in the State of Oklahoma, parties of the first part and L. R. Headley, party of the second part:

WITNESSETH: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, said parties of the first part do by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described, real estate situated in the County of Tulsa, and State of Oklahoma, to-wit:

Lot Sixteen (16) in Block Four (4) and Lot One (1) in Block  
Three (3) Ridgewood Addition to the City of Tulsa, Oklahoma,  
according to the recorded plat thereof.

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 Theodore Cox, Bessie W. Cox, S.W. Parish, Katherine H. Parish, Nettie F. Castle and R. W. Castle, for themselves, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, 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 and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, 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, costing less than Five Thousand Dollars (\$5,000.00) 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 extended within Forty (40) feet from the front lot line, or within twelve (12) feet from a side street 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 than 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 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 conditions hereof.

This deed is made for the purpose of rescinding and holding for naught, the forfeiture clause contained in the deed heretofore made by the grantors to the grantee, dated October 3, 1922, recorded in Book 426, at Page 69, in the office of the County