

for said County and State, on this 21st, day of March, 1923, personally appeared George A. Hurd, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as its President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires: March 30th, 1924.

(seal) Charles W. Stoeppler,

Notary Public.
Bronx County roll 9 Reg. 247.
Certificate filed in New York County
New York County No. 200, Register's no 4315.
Commission expires March 30, 1924.

Filed for record in Tulsa, Tulsa County, Oklahoma. April 18th, 1923, at 4 P.M. and recorded in Book 446 Page 538.

By

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

228010-GB

COMPARED

WARRANTY DEED

INTERNAL REVENUE

\$ 1.50

Cancelled

THIS INDENTURE, Made this sixth day of November, A. D. 1922, between LIONEL E. Z. AARONSON and CYNTHIA T. AARONSON, his wife, of Tulsa County, in the State of Oklahoma, of the first part and LUCELE LEMMON AND WILLIAM G. LEMMON, of the second part.

WITNESSETH: That the said Parties of the first part in consideration of the sum of Twenty Seven Hundred Seventy DOLLARS, in hand paid, receipt whereof is here by acknowledged, and further in consideration of the following covenants, which are a condition of this deed, and to which parties of the second part their heirs, executors or administrators by accepting the deed, consent and agree to keep inviolate, to-wit:

That the premises described herein shall not be used for other than residence purposes for a period of ten years from this date, and no Duplex house, Flat or Apartment shall be erected thereon during said period; that only one residence, (except necessary out buildings and servants quarters), shall be erected on said premises; that no residence shall be erected on said premises to cost less than \$10,000.00; that the residence to be erected on said premises shall be two (2) stories and front the street on which the lots 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 out building 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 servant's 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 unto 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:

The West Five (5) feet of Lot Six (6) and the East Seventy (70) ft. of Lot Seven (7), in Block Three (3) in SUNSET PARK ADDITION, to the City of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the Register of Deeds