

Witnesseth, that whereas, Charles Page, is the founder of the Sand Springs Home, located in The County of Tulsa, State of Oklahoma, and in the vicinity of the lands hereinafter described, and has incorporated the same as a charitable organization under the laws of the State of Oklahoma,

Now, for and in consideration of the sum of fourteen hundred & no/100 (\$1400.00) dollars, in hand paid, the receipt of which is hereby acknowledged and also for the further consideration of the agreement between the parties hereto, their heirs, successors and legal representatives, that intoxicating liquor shall never be manufactured, sold or otherwise disposed of, as a beverage, in any place of public resort, in and upon the premises hereby granted, or any part thereof and the express reservation to the seller, his heirs and assigns, that in case that any of the conditions concerning intoxicating liquors are broken by the purchaser, his heirs, successors, assigns, or legal representatives, then this deed shall become null and void, and all right, title and interest in and to the premises hereby conveyed, shall revert to the said Sand Springs Home, a corporation, its successors and assigns and the purchaser, by accepting this deed for himself, his heirs, executors, administrators, successors and assigns, consents and agrees to this reservation and condition, as well as to the reservations, conditions and agreements, hereinafter set out; the said seller further, excepting and reserving unto himself, his heirs and assigns, the oil, gas, fireclay, coal and other minerals whether the existence thereof is now known or not, lying in and under the premises hereinafter described, does hereby bargain, sell, convey and confirm unto the purchaser, his heirs, successors and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa State of Oklahoma, to-wit: Lot number three (3) and lot number four (4), in block number thirty (30) in the Oak Ridge second addition, purchaser to pay taxes after 1921, according to the official 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, and warrant the title to the same, unto the said purchaser, his heirs, successors assigns, forever; subject, nevertheless to the conditions and reservations and agreements hereinbefore and hereinafter set forth, according to the true intent and meaning thereof.

And the seller, for himself and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns that the said premises are free, clear and discharged of and from all former grants, charges, except for improvements as hereinafter stated, taxes, judgements, mortgages and other liens and incumbrances of whatsoever nature and kind, And the said purchaser for himself his heirs, successors and assigns, does further covenant and agree to and with the seller, his heirs and assigns, as follows:

First: That the purchaser, his heirs, successors or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of gun powder, glue, varnish, ink, turpentine, or for the boiling of bones, or for dressing, tanning or preparing or skins, hides, or leather, or for any distillery or brewery, oil or lamp-black factory, or any dangerous, noxious or unwholesome establishment, business, or trade whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment, business or trade.

Second. And the purchaser, for himself, his heirs, successors, and assigns, does hereby further covenant and agree that when, in the judgement of the seller, the installation of sewers and side-walks and other public improvements, becomes necessary, or ad-