

of other subsidiary buildings and improvements; that no buildings or any part thereof, except steps or entrance approach without roof shall be build or extended within \_\_\_\_\_ feet from the front lot line; that no part of the lot or lots hereby conveyed shall ever be sold to rented to, or occupied by any person of African descent, commonly known as negroes, except that the building of a servants' house to be used only by the servants of the owner or lessor or the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing conditions and restrictions by the grantee, heirs or assigns shall work a forfeiture of all title in and to said lot or lots. The above conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part, heirs and assigns forever, together with all and singular the hereditaments and appurtenances thereunto belonging.

In witness whereof, the said party of the first part has hereunto set its hand and seal the day and year first above written.

(Corp. Seal) Vandever Investment Company,

By V. N. Vandever, Vice-President.

Attest: W. A. Vandever, Secretary.

State of Oklahoma )  
Tulsa County ) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 9th day of February, 1924, personally appeared V. N. Vandever, to me known to be the identical persons who subscribed the name of the maker thereof to the foregoing instrument as its Vice-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.

(SEAL) Herold J. Sullivan, Notary Public.

My commission expires March 4th, 1924.

Filed for record in Tulsa County, Okla. on Feb. 20, 1924, at 2:00 P.M. and recorded in book 448, page 42, Brady Brown, Deputy.

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

251598 - BH

CONFIDENTIAL

WARRANTY DEED.

INTERNAL REVENUE  
\$ 200.00  
CANCELED

This indenture, made this 16th day of February, A.D. 1924m between E. T. Bowen and Margaret Bowen, his wife, of Los Angeles County, State of California, of the first part, and George H. Bowen, of the second part,

Witnesseth, that in consideration of the sum of one and no/100 (\$1.00) dollars and other valuable considerations the receipt whereof is hereby acknowledged, said parties of the first part, to 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, City of Tulsa, and State of Oklahoma, to wit: Lot numbered forty (40) of the re-subdivision of lots 1, 2, 3, 4, 16, 17, 18, 19 and 20, block one (1) and lot one (1) block two (2) Rodgers Heights Subdivision, and Lots seven (7), and eleven (11) of block one (1) and lots one (1) and two (2), Block two (2) Prospect Gardens addition, and lot one hundred fifty four (154), block fourteen (14) Tulsa Heights Addition, all according to the recorded plats thereof in file in the office of the Register of Deeds in and for said County and State.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever.

And said E. T. Bowen, and Margaret Bowen, his wife, their heirs, executors or