

the 27th day of October, 1923, and filed for record on the 3rd day of November, 1923, and recorded in record book 479, at page 359, of the records of the County Clerk of Tulsa County, Oklahoma, but not on behalf of himself, and by virtue of the power and authority therein granted, covenants and agrees with the party of the second part as follows, to-wit:

(1) That said Trustees at the time of the delivery of these presents is seized of good and indefensible title and estate of inheritance in fee simple in and to said real estate.

(2) That he is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same are free, clear and discharged of and from all former and other grants, charges, taxes, judgments, and other liens or incumbrances of whatsoever kind or nature.

(3) To warrant and defend the title to said premises against all persons who may lawfully claim the same.

This deed is made by first party and accepted by second party subject to a building restriction of six thousand dollars (\$6000.00) including house, garage, driveway, servants quarters, sidewalk and landscape, and said premises shall not be rented or conveyed to any person or persons of African descent, commonly called Negroes. That all of the conditions, terms and restrictions herein, run with the land and shall be binding upon the purchaser of said lots, his heirs, successors and assigns, and for any violation thereof, an action may be maintained for their enforcement in any Court of competent jurisdiction.

And so far as first party has authority, as such Trustee, so to do, he hereby binds the beneficial owners of said premises, their heirs, executors, administrators, successors and assigns forever, to observe the covenants and agreements herein contained.

In witness hereof, the party of the first part, Trustee aforesaid, has caused his name to be subscribed the day and date first above written.

F. O. Cavitt,  
Trustee for Willis Winterringer and Mallie Winterringer.

State of Oklahoma )  
County of Tulsa ) ss

Before me, the undersigned, a Notary Public, in and for said County and State on this 27th day of March, 1924, personally appeared F. O. Cavitt, Trustee for Willis W. Winterringer and Mallie Winterringer, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed, as such Trustee, for the uses and purposes therein set forth.

(SEAL) Florence E. Christians Notary Public.

My commission expires Feb. 23, 1927.

Filed for record in Tulsa County, Okla. on April 2, 1924, at 10:45 A. M. recorded in book 448, page 429, Brady Brown, Deputy,

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

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#### SALE OF OIL AND GAS ROYALTY.

Know all men by these presents: That Dan F. White and Mary A. White, his wife, of sixty Oklahoma, for and in consideration of the sum of one and no/100 dollars, (\$1.00) receipt of which is hereby acknowledged have granted, bargained, sold, conveyed and set over, and do by these presents, grant, bargain sell, convey and set over unto Audie E. Adamsan, her heirs, successors and assigns all the following property, estate, right,