

Given under my hand and seal of office on this 13th day of Feb., A.D. 1924.

(SEAL) Lucille Chastain, Notary Public.

My commission expires Jan. 14, 1926.

Filed for record in Tulsa County, Okla. on April 11, 1924, at 3:40 P.M. recorded in book 448, page \_\_\_\_\_, Brady Brown, Deputy,

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

255566 - BH

GENERAL WARRANTY DEED.

This indenture, made this 11th day of April, 1924, between the Oak Cliff Realty Company a corporation, of Tulsa, Oklahoma, party of the first part, grantors, and S. W. Parish and C. B. Walker (Whether one or more) party of the second part, grantees.

WITNESSETH.

That, in consideration of the sum of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party 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:

Lot one (1) in Block thirteen (13) in Oak Cliff addition to the City of Tulsa, Oklahoma, according to the official plat thereof, filed for record on March 5th, 1923, in the office of the County Clerk of Tulsa County, Oklahoma,

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

The said Oak Cliff Realty Company, a corporation, does hereby covenant, promise and agree to and with the said party of the second part, at the delivery of these presents, that it is lawfully seized in its 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 form of and other grants, titles charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, except general taxes for the year 1924, and all subsequent years, and except all installments on special improvements becoming delinquent after this date, payment of all of which is hereby assumed by second party, and except for easement for sewers and other such facilities as appear of record, and that it will warrant and forever defend the same unto the said party of the second part, their heirs and assigns.

"Title to the property hereby conveyed shall be taken and held subject to the following stipulations and restrictions as to the use thereof, and the grantee, his heirs or assigns, shall be held to agree and covenant with the grantor, its successors and assigns, to conform to and observe such stipulations and restrictions.

1. - No residence shall be built upon this lot costing less than \$5000.00, inclusive of the cost of other subsidiary buildings and improvements thereon.

2. - No residence or parts thereof, except open porches, or fences, shall be erected closer to the street or streets than the building limit line indicated on the official plat of the addition and the said residence shall front the street on which the lot fronts; no garage or other outbuildings shall be erected closer to the street than the outbuilding limit line indicated on said plat unless it is designed as an integral part of the house.