

Witnesseth: That in consideration of the sum of one dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, said parties of the first part does by these presents, grant, bargain, sell and convey unto the said party of the second part, her heirs, and assigns, all of the following described real estate situated in the County of Tulsa, and State of Oklahoma, to-wit:

Lot sixteen (16) and block four (4) and lot one (1)
in block three (3) Ridgewood Addition to the City of
Tulsa, Oklahoma, according to the recorded 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, forever.

And the said L. R. Headley, for himself, his heirs, executors or administrators, does hereby covenant, promise and agree to and with the said party of the second part, at the delivery of these presents that he is lawfully seized in his 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 former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances of whatsoever nature and kind, except for a five foot easement as set forth in Dedication of said Addition.

This conveyance is given subject to the following conditions and restrictions, That no residence shall be erected thereon costing less than five thousand dollars (\$5000.00 inclusive of other subsidiary buildings and improvements in such lot; that the main portion of the residence built thereon, except open porches, shall not be built or extend within forty (40) feet from the front lot line, or within twelve (12) feet from a side street line; that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business, apartment house or any other than residence purposes; that only one residence shall be built on one lot; that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the building of servants' house to be used only by the servants of the owner or owners of the lot or lots hereby conveyed shall not be considered a breach of conditions hereof.

Reference is hereby made to a warranty deed given by Theodore Cox, et al to L. R. Headley, party of the first part, which said deed was dated March 24, 1923, and recorded in the Clerk's office of Tulsa County, Oklahoma, on the 30th day of March, 1923, in Book 446 of Deeds, at page 356, and this deed is made subject to the further provisions and agreements therein contained.

And said party of the first part will, warrant and forever defend the same unto the said party of the second part, her heirs and assigns, against said party of the first part, his heirs or assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

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

L. R. Headley

ACKNOWLEDGEMENT.

State of Oklahoma)
County of Tulsa) SS
Before me the undersigned, a Notary Public in and for the above named county and state on this the 19 day of May, A.D. 1924, personally appeared L. R. Headley, 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