

State of Oklahoma)
 Tulsa County) SS Before me, a Notary Public, in and for said County and State, on this 16th day of May, A.D. 1924, personally appeared F. S. Hurd, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 such corporation, for the uses and purposes therein set forth.

In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

(SEAL) Joseph C. Dowdy, Notary Public.

My commission expires Apr. 28, 1924.

Filed for record in Tulsa County, Okla. on May 26, 1924, at 3:00 P.M. recorded in book 449, page 332, Brady Brown, Deputy,

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

259148 - BH

GENERAL WARRANTY DEED.

This indenture, made this 25th day of April, A.D. 1921, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma of the first part, and Gertrude M. Jackson of the second part.

Witnesseth, that in consideration of the sum of five hundred dollars, the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa, State of Oklahoma to-wit:

Lot sixteen (16) block eight (8) in Exposition Heights Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the Office of the County Clerk, in and for Tulsa County, Oklahoma, being a sub-division of the northeast quarter (NE $\frac{1}{4}$) of the southeast quarter (SE $\frac{1}{4}$) of section eight (8) township 19 north, range 13 east,

And the said party of the second part as a further consideration and condition of this deed, assents and agrees by acceptance thereof, as follows; that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed; that no building, or any part thereof, except porch, steps or entrance approach, shall be built or extend within thirty five feet of the front lot line; that no part of this lot or lots hereby conveyed shall ever be sold or rented to or occupied by any person of African descent; provided, however, that the building of a servants' house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing conditions and restriction by the party of the second part her heirs or assigns shall work a forfeiture to all title to said lots; and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, her heirs and assigns, forever, together with all and singular the hereditaments and appurtenances thereunto belonging, and the title thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against