

228288 C. J. COMPARED

WARRANTY DEED

INITIAL REVENUE

KNOW ALL MEN BY THESE PRESENTS:

That Charles H. Merriken and Mary E. Merriken, his wife Tulsa county state of Oklahoma parties of the first part, in consideration of the sum of Twenty nine hundred and twelve (\$2912.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto J. H. Santrock and Carrie M. Santrock of Tulsa County, State of Oklahoma parties of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit: Lot 25, Block 1, Oak Terrace Addition to the City of Tulsa together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

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 \$7500.00, inclusive of the cost of other subsidiary buildings and improvements thereon, and such residence shall not be less than two stories in height.

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 this 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.

3.--All outbuildings shall correspond in material and architecture to the residence to which they are appurtenant .

4.-- No residence or any projecting part thereof, such as cornices, porches, chimneys, bay- windows or stair landings shall be placed closer to any side or rear lot lines than five feet(5') .

5.-- Residences on corner lots shall have a presentable frontage on both streets.

6.-- This lot shall not within a period of thirty (30) years from March Fifth, 1923, be used for business, apartment house, duplex or any other purpose whatsoever except for residence purposes and only one residence shall be built on this lot; no buildings of any kind whatsoever shall be moved on this lot from other locations,

7.-- This lot , or any part thereof, shall never be sold or rented to, or occupied by, any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by servants of owners of this lot shall not be considered any breach of this condition.

8.--No Bill-boards or advertising sign shall be erected or maintained on this lot, nor shall any building or structures be erected thereon for advertising purposes.

9.--No garage or other outbuilding shall be erected upon this lot for use for temporary residence purposes,

10.-- All of the restrictions above mentioned shall be binding upon the purchaser of this lot and upon his respective heirs, successors and assigns, for a period of thirty (30) years from March Fifth, 1923, and shall automatically be continued thereafter for periods of twenty (20) years each, unless at least five (5) years prior to the expiration of the first thirty (30) year period, or any subsequent twenty (20) year period, the owners of a majority of the net acreage of the land restricted in the entire said OAK <sup>Terrell</sup> ADDITION to the City of Tulsa, Oklahoma, exclusive of streets and avenues, shall execute and acknowledge an agreement or agreements in writing, releasing the said property from any or all of the above restrictions, and shall file the same for record in the office of the county clerk of Tulsa