

45.)

judgments, taxes and assessments and incumbrances of whatsoever nature or kind, except general taxes for the year 1923 and years subsequent thereto, and special assessments which are not now due; and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever lawfully claiming or to claim the same, except the special assessments and the taxes above mentioned.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by its president and its corporate seal affixed, attested by its Secretary this 16th day of April, 1923.

Attest:

T. W. McKinzie

(CORPORATE SEAL)

SUNSET GARDENS COMPANY

Secretary

A. L. Farmer

STATE OF OKLAHOMA)
) SS.
County of Tulsa)

President

Before me, Lois Greene, a Notary Public in and for said County and State, on this 16th day of April, 1923, personally appeared A. L. Farmer to me known to be the identical person who executed the within and foregoing instrument on behalf of SUNSET GARDENS Company, 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 of office in said County and State, the day and year last above written.

My commission expires April 3, 1927

(SEAL) Lois Greene, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Apr 24, 1923 at 11:20 o'clock A. M. in Book 450, page 198

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

228567 C.J.

WARRANTY DEED

COMPARED

KNOW ALL MEN BY THESE PRESENTS: That H. C. Tyrrell and Maud K. Tyrrell, his wife of Tulsa County, Oklahoma, parties of the first part, in consideration of the sum of Fifteen Hundred and 00/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto H. L. Sullivan of Tulsa County, State of Oklahoma party of the second part and heirs and assigns, the following described land, property and premises, situated in Tulsa County, State of Oklahoma, to-wit:

INTERNAL REVENUE

\$ 15.00

Cancelled

The North Two and One-Half Feet (2½') of Lot Eleven (11) and all of Lot Twelve (12) in Block Twelve (12)

in Hillcrest 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.

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 \$5,000.00 shall be built on the lot or lots hereby conveyed; that no building or any part thereof, except steps or entrance approach without roof, shall be built or extend within twenty-five feet of the front lot line or closer than fifteen feet of the side street line, and no garage, servants' house or other subsidiary buildings shall extend to within ninety feet of the front lot line or within twenty-five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented 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