

as may be necessary to settle or to prosecute to final judgement any suits now pending or pending at the expiration of said five years from the date of execution of this instrument. Upon the termination of this contract said attorney in fact shall make a full and complete account of all his acts and doings and turn over to us all money and property in his hands belonging to us.

And, we the undersigned W. G. Grayson and Lizzie Grayson nee Johnson hereby give our said attorney in fact full power to do everything whatsoever requisite and necessary to be done in the premises as fully as we could do if personally present with full power of substitution and revocation, hereby ratifying and confirming all that our said attorney in fact or his substitutes shall lawfully do or cause to be done by virtue hereof.

In witness whereof we have hereunto set our hands this the 10th day of May 1923.

W. G. Grayson

Lizzie Grayson nee Johnson

State of Oklahoma,)
) ss
County of Muskogee)

COMPARED

Before me the undersigned on this 10th day of May 1923 personally appeared W. G. Grayson and Lizzie Grayson nee Johnson to me known to be the identical persons who executed the foregoing Power of Attorney and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

My commission Expires Jan. 8, 1925 (SEAL) H. J. King, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 19, 1923 at 10:00 o'clock A. M.
in Book 450, page 431

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

230307 C.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Margaret E. Reynolds, a single woman, and E. P. Harwell and Mary W. Harwell, his wife, parties of the first part, in consideration of the sum of One Thousand and No/100 DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto Fred W. Steiner of Tulsa County, State of Oklahoma, party of the second part, his heirs and assigns, the following described land, property and premises, situated in Tulsa County, State of Oklahoma, to-wit:

INTERNAL REVENUE
1.00

Lot Seventeen (17) in Block Seven (7)
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 \$2500.00 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 every 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 lessee of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof. Any violation of the foregoing condition and restriction by the party of the second part, his heirs or assigns, shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the