

glue, varnish, ink, turpentine, or for the boiling of bones, or for the dressing, tanning or preparing of skins, hides, or leather, or for any distillery or brewery, oil or lampblack factory, or any dangerous, noxious or unwelcome establishment, business, or trade whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment, business, or trade. ~~COMPARED~~

Second: And the purchaser, for himself, his heirs, successors and assigns, does hereby further covenant and agree that when, in the judgment of the seller, the installation of sewers and sidewalks, and other public improvements, become necessary, or advisable, the seller, at his option, shall have the right to install such system of sewers, sidewalks and other public improvements as in his judgment is necessary and advisable, and assess that just pro-rata cost against the lots benefited or affected thereby, and purchaser for himself, his heirs, successors and assigns, covenants and agrees that upon the installation of such sewers, sidewalks and public improvements or either of them, he will thereupon pay his proportionate part of the costs of the same ascertained as aforesaid. The within land is no part of my Homestead, and has never been occupied as such.

IN WITNESS WHEREOF, I have hereunto set my hands the day and year first above written..

Chas Page

STATE OF OKLAHOMA, SS.
COUNTY OF TULSA,

Before me, a Notary Public, in and for said County and State, on this 3rd day of November 1912, personally appeared Chas. Page 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 act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and date above set forth.

My commission expires 2/3/1918 (SEAL) E. M. Monsell, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 19, 1923 at 10:10 o'clock A. M. in Book 450, page 489

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

231008 C.J.

WARRANTY DEED

COMPARED

THIS INDENTURE, Made this 25th day of April, 1923, between Alfred E. Aaronson of Tulsa County, in the State of Oklahoma, of the first part, and M. J. Aaronson of the second part.

\$ 4.00
Cancelled

WITNESSETH: That the said party of the first part in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration, receipt whereof is hereby acknowledged, and further in consideration of the following covenants which are a condition of this deed, and to which party of the second part, her heirs, executors or administrators by accepting the deed, consent and agree to keep inviolate, to-wit:

The the premises described herein shall not be used for other than residence purposes for a period of ten years from March 24, 1920, and no duplex house, Flat or Apartment shall be erected thereon during said period; that only one residence (except necessary out-buildings and servants quarters) shall be erected on said premises; that no residence shall be erected on said premises to cost less than \$10,000.00; that the residence to be erected on said premises shall front the street on which the lot fronts and no buildings or part thereof, including porches, shall be erected on said premises within thirty feet of the property line adjoining any street on which said property fronts, and no outbuilding shall be erected on said premises within seventy feet from the front of the lot or within fifty feet of any side street; that said premises shall never be conveyed to or occupied by persons of African descent, known