

the County of Tulsa, State of Oklahoma, to-wit:

Lots Numbered One and Two (1 and 2) in Block Numbered Eight (8) in Maple Ridge Addition to the City of Tulsa, according to the official plat thereof duly recorded in the office of the Register of Deeds of said County and State:

And the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees that the lot or lots hereby conveyed shall not within a period of ten years from April 10th, 1918, be used for any other than residence purposes; that no residence shall cost less than \$5,000.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that one residence only shall be built on the said lots; that no buildings or any part thereof except steps or entrance approach without roof shall be built or extended within 40 feet of the front lot line or closer than 15 feet of the side street line and no garage, servants house or other subsidiary shall extend within 90 feet of the front lot line or within 25 feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any person of African Descent known as negroes provided however, that the buildings of a servant 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 condition hereof;

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

And said party of the first part, for himself, and his heirs, executors, or administrators, does hereby covenant, promise and agree to and with said party of the second part at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, title, charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, and that he will warrant and forever defend the same unto said party of the second part, her heirs and assigns, against said party of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand the day and year first above written.

Alfred E. Aaronson

#### ACKNOWLEDGMENT

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS.

On this 25th day of April, A. D. 1923, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Alfred E. Aaronson, 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.

Given under my hand and seal of office the day and year last above written.

My Commission expires Sept. 30th, 1925

(SEAL) Thomas J. Burke, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 19, 1923 at 10:20 o'clock A. M.  
in Book 450, page 491

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk