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of itself, and by virtue of the power and authority therein granted, covenants and agrees with the party of the second part that said Trustee at the time of the delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises, with full right and power to convey the same by this instrument to said party of the second part, and that the same are clear, free and discharged of and from all former and other grants, charges, taxes, judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds the beneficial owner of said premises, its successors or assigns, forever, to observe the covenants and agreements herein contained; PROVIDED, HOWEVER, that this deed is made upon the express condition that the party of the second part, his heirs successors or assigns, or any person or persons claiming under him, shall erect no building on the lot or lots hereby conveyed nearer than fifteen feet to the front property line thereof, and said property, or any part thereof, shall never be sold or rented to a person of African descent, commonly called negro, but the renting of servant's quarters by an owner or lessee to a negro employed by such owner or lessee as his servant shall not constitute a violation of this restriction and the further restriction that no building for residence purposes shall be erected on any lot hereby conveyed costing less than \$3500.00, including subsidiary buildings and improvements. A violation of any of these conditions shall work and be construed as a forfeiture of all the title hereby conveyed and such title upon breach of any such condition shall revert to said Trustee, or its successors, for the use and benefit of the legal and beneficial owner thereof.

IN WITNESS WHEREOF said Exchange Trust Company as Trustee has hereunder caused its name to be subscribed by its Vice-President and its seal affixed hereto and the same to be attested by its Asst. Secretary, this the 6th day of April, 1923.

Attest:

E. W. Deputy

(CORPORATE SEAL)

EXCHANGE TRUST COMPANY

Asst. Secretary

By H. L. Standeven

VICE-PRESIDENT

STATE OF OKLAHOMA, )  
TULSA COUNTY, ) SS.

Trustee

Before me, The undersigned, a Notary Public in and for said county and State, on this 6th day of April, 1923, personally appeared H. L. Standeven, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-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 said corporation, EXCHANGE TRUST COMPANY, 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 May 15, 1924

(SEAL) E. P. Jennings, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, May 26, 1923 at 11:10 o'clock A. M. in Book 450, page 570

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk