

ever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma, to-wit:

COMPARED

Lot Number Eight (8) Block Number Twenty (20) in the Oak Ridge Addition to the town, now City of Sand Springs, Oklahoma,

These premises to be used for residence purposes only, said residence to cost not less than \$2500.00 and must have the proper sewer connection.

The Purchaser to pay any and all taxes and assessments levied by public authority that may become a lien on said premises after the expiration of the year 1918.

according to the recorded plat and recorded in the office of Register of Deeds, Tulsa County, Oklahoma.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and warrant the title to the same, unto the said purchaser, his heirs, successors and assigns, forever, subject nevertheless to the conditions and reservations and agreements hereinbefore and hereinafterest forth, according to the true intent and meaning thereof.

And the Seller, for himself and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns that the said premises are free, clear and discharged of and from all former grants, charges, except for improvements as hereinafter stated, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature and kind, And the said purchaser for himself, his heirs, successors and assigns, does further covenant and agree to and with the seller, his assigns, as follows:

FIRST: That the purchaser, his heirs, successors or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkman's stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of gun powder, 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.

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 the 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 of either of the 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 BEFORE ME, a Notary Public, in and for said County and State,
COUNTY OF TULSA) on this 21st, day of April 1923, personally appeared Chas. Page,
to me known to be the identical person who executed the within and foregoing instrument,