

M.R. Travis,
Rhea Travis.

Witnesses: D. G. Lynch,
Winifred A. Bailey.

COMPARED

State of Oklahoma }
County of Tulsa } SS

Before me, the undersigned, a Notary Public, in and for said County and State on this 8th day of May, 1923, personally appeared M. R. Travis and Rhea Travis, his wife, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

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

(SEAL) John K. Bright, Notary Public.

My commission expires 2/20/23.

Filed for record in Tulsa County, Okla. on June 14, 1923, at 11:30 A.M. and duly recorded in book 455, page 347, By Brady Brown, Deputy;

(SEAL) O.G. Weaver, County Clerk.

233249 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE
\$ 2.00
Cancelled

This indenture, made this 8th day of June, A.D. 1923, between C. H. Terwilleger and Mary A. Terwilleger his wife, of Tulsa County, State of Oklahoma, parties of the first part, and A. N. Egbert and Lelia B. Egbert, parties of the second part,

WITNESSETH.

That parties of the first part, in consideration of the sum of one dollar and other valuable considerations - dollars (\$1.00) and for the further considerations hereinafter set out, do hereby grant, bargain, sell, and convey unto the said parties of the second part, their heirs and assigns, all the following described lands situated in Tulsa County, Oklahoma, to-wit: All of lot six (6) in Block three (3) in Terwilleger Heights, an addition to the City of Tulsa, Tulsa County, Oklahoma.

As part of the consideration for this sale and conveyance, the parties hereto covenant as follows: The lands herein described shall not be used for other than residence purposes for a period of fifteen years from this date, and no duplex house, flat, of apartment house shall be erected during said period; and that only one residence, except necessary out-buildings and servant's quarters, shall be erected on said premises; and that no residence shall be erected on said premises to cost less than seven thousand five hundred dollars (\$7,500.00) and all residences shall front the street on which the lot fronts, and no building or parts thereof, including porches, shall be ~~erected~~ ^{occupied} on said premises within thirty feet of the property line adjoining any street on which said lot fronts; and no out-buildings shall be erected on said premises within seventy feet from the front of the lot or within - - - feet of any side street; and that said premises shall never be conveyed to or by persons of African descent, commonly known as negroes; provided, however, that this shall not prevent negroes from occupying servants quarters on said premises; and that no permanent structures shall be built upon the four (4) foot strip of ground ^{hereinafter} described as being subject to a public service easement; and no billboards or other instruments of advertising shall ever be erected or located upon said premises and no residence shall be moved from other premises and permanently located on the lands herein described. These restrictions shall run with the lands and a violation thereof shall work a forfeiture of title in favor of first parties; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any mortgagee in good faith, under any mortgage executed prior