

Witness my hand and official seal the day and year last above written.

(SEAL) S. P. Gammon, Notary Public.

My commission expires Nov. 9, 1926.

Filed for record in Tulsa County, Okla. on May 8, 1923, at 2:40 P.M. and duly recorded in book 455, page 46, by Brady Brown, Deputy,

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

229903 - BH

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE  
\$ 2.50  
Cancelled

This indenture made this 27th day of April, 1923, between the Oak Cliff Realty Company, a Corporation, of Tulsa, Oklahoma, party of the first part, grantor and Dorothy D. Pleasant (whether one or more) party of the second part, grantee.

WITNESSETH.

That in consideration of the sum of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, said party of the first part does by these presents, grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot eight (8) in Block seven (7) in Oak Cliff addition to the City of Tulsa, Oklahoma, according to the official plat thereof, filed for record on March 5th, 1923, in the office of the County Clerk of Tulsa County, Oklahoma.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining forever.

The said Oak Cliff Realty Company, a corporation, does hereby covenant, promise and agree to and with the said party of the second part, at the delivery of the presents, that it is lawfully seized in its 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 unencumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and encumbrances, of whatsoever kind and nature, and kind (except general taxes for the year 1923, and all subsequent years, and except all installments on special assessments for special improvements becoming delinquent after this date, payment of all of which is hereby assumed by second party, and except for easement for sewers and other such facilities as appear of record, and that it will warrant and forever defend the same unto the said party of the second part, her heirs and assigns.

"Title to the property hereby conveyed shall be taken and held subject to the following stipulations and restrictions as to the use thereof, and the grantee, his heirs or assigns, shall be held to agree and covenant with the grantor, its successors and assigns, to conform to and observe such stipulations and restrictions.

1 - No residence shall be built upon this lot costing less than \$10,000.00 inclusive of the cost of other subsidiary buildings, and improvements thereon, and such residence shall not be less than two stories in height.

2. No residence or parts thereof, except open porches, and no fences shall be erected close to the street or streets than the building limit line indicated on the official plat of this addition and the said residence shall front the street on which the lot fronts; no garage or other outbuildings shall be erected closer to the street than the outbuilding limit line indicated on said plat unless it is designated as an integral part of the house.