

a lien on said premises after the expiration of the year 1914, according to the recorded plat of Sand Springs, Oklahoma, made by W. H. Hendren, Civil Engineer, and certified under date of 17th day of June, 1911, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma, on the 19th day of July, 1911,

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 hereinafter set 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, 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 lamp black 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, hereby does/further covenants and agree that when in the judgement 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 and sidewalks and other public improvements as in his judgement is necessary and advisable, and assess the just pro-rata cost against the lots benefitted or affected there^{by}, 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 them, 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)
County of Tulsa) SS

Before me, a Notary Public, in and for said County and State, on this 12th day of April, 1918, personally appeared Charles Page 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.

Witness my hand and seal this day and date above set forth.

(Seal) Chas. B. Rawson, Notary Public.

My commission expires April 8, 1920.

Filed for record in Tulsa County, Okla. on July 10, 1923, at 4:10 P.M. and duly