

Filed for record at Tulsa, Tulsa County, Oklahoma, June 19, 1923 at 1:00 o'clock P.M. and recorded in Book 457 Page 351

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.

233631-ACM

COMPRA

WARRANTY DEED

INTERNAL REVENUE

KNOW ALL MEN BY THESE PRESENTS:

\$ 4.50

Cancelled

THAT J. O. Campbell and Maude Campbell, his wife, and J. W. Bozarth and Blanche M. Bozarth, his wife, parties of the first part, in consideration of the sum of Thirty Six Hundred Fifty (\$3650.00) DOLLARS in hand paid, thereceipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto E. L. THOMPSON grantee, party of the second part, the following described real property and premises, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Six (6) in Block One (1) In WOODY CREST Addition to the City of Tulsa, Oklahoma, according to the official plat thereof, approved by the City Planning Commission, and duly recorded in the office of the County Clerk of Tulsa County, Oklahoma, together with all the improvements thereon and appurtenances thereunto belonging.

TO HAVE AND TO HOLD SAME AND WARRANT THE TITLE thereof unto the said party of the second part, heirs and assigns, forever, free, clear, and discharged of and from all former grants, charges taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature; subject, however, to the following conditions, to be in force and effect for five years from the date of the execution of this instrument; that the said premises shall not, nor shall any part thereof be used to erect or maintain thereon any duplex or apartment house, factory, public garage or filling station, or business building nor any other non-private residential structure, except such incidental or subsidiary buildings as are ordinarily used on private residential premises, that no residence that shall cost less than \$7,500.00 including subsidiary building and improvements, shall be built on said premises hereby conveyed, that not more than one residence shall be built on any one of said lots; except on lots 1, 2, 3, and 4 Block 3, and lots 2, 3, and 4, Block 4, on each of which lots two residences may be constructed; that no building or any part thereof except steps or entrance approach shall be built or extend within 75 feet of the front line or closer than 75 feet of the street line; and no garage, servants house or other subsidiary buildings shall extend within 100 feet of the front line or within 25 feet of the side street line;

That no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any person of African descent, known as negroes; provided, however, that the maintenance of servant's quarters and their use and occupation by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered a breach of this condition;

All of which restrictive conditions, the said grantee his heirs and assigns, covenant to observe both towards the said grantors and towards all present and future owners and lessees of lots or parcels of land in said WOODYCREST Addition to the City of Tulsa, Oklahoma; and does hereby acknowledged full notice and knowledge of similar restrictive conditions having been or which are to be imposed upon all lots or parcels of land sold, or to be sold, of said Addition.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands this 14 day of June 1923.

J. O. Campbell
Maude Campbell
J. W. Bozarth
Blanche M. Bozarth