

COMPARED

This conveyance is given subject to the following conditions and restrictions, that no residence shall be erected thereon less than two stories in height costing less than Ten-Thousand Dollars (\$10,000.00) inclusive of other subsidiary buildings and improvements on such lots; that the main portion of the residence built thereon, except open porches, shall not be built or extend within Forty (40) feet from the front lot line; that the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for business, apartment house, or any other than residence purposes; that only one residence shall be built on one lot; that no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any persons of African descent, commonly known as negroes, except that the building of servant's house to be used only by the servants of the owner or owners of the lot or lots, hereby conveyed shall not be considered a breach of the conditions hereof.

This deed is made for the purpose of rescinding and holding for naught, the forfeiture clause contained in the deeds heretofore made by the grantors, one deed being dated May 1, 1919, recorded in Book 262 at Page 352, and one deed being dated May 4, 1921, recorded in Book 370 at Page 263 in the office of the County Clerk of Tulsa County, Oklahoma.

It is further understood and agreed that these restrictions are covenants and shall be annexed to and run with the land, and either the grantors herein or any owner of any real estate in Ridgewood Addition to the City of Tulsa, Oklahoma, shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction, to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

And the said parties of the first part will WARRANT AND FOREVER DEFEND the same unto the said parties of the second part, their heirs and assigns against said parties of the first part, their heirs or assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands the day and year first above written.

THEODORE COX
BESSIE W. COX
NETTIE T. CASTLE
R. W. CASTLE

KATHERINE H. PARISH
By Walter W. Shaw-her attorney in fact
HARRY CASTLE
KATHLEEN CASTLE
S. W. PARISH

State of Oklahoma
SS
County of Tulsa

Before me, the undersigned, a Notary Public, in and for the above named County and State, on this 20th day of June, 1923, personally appeared Theodore Cox and S. W. Parish, and Nettie F. Castle, and R. W. Castle, her husband, and Harry Castle, and Kathleen Castle, 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 uses and purposes therein set forth.

My commission expires Aug. 28, 1926 (SEAL) Josephine Ball-Notary Public

State of Oklahoma
SS.
County of Tulsa

Before me, the undersigned, a Notary Public, in and for the above named County and State, on this 20th day of June 1923, personally appeared Walter W. Shaw, to me known to be the identical person who executed the within and foregoing instrument as the attorney in fact of and for Katherine H. Parish, and acknowledged to me that he executed the same as