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in consideration of the sum of Nine Hundred and no/100 Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto Ellen C. Kepner of Tulsa, as party of the second part, the following described real estate and premises situated in Tulsa County, Oklahoma, to-wit:

Lot Seven (7) in Block Four (4) of City View Hill Addition to the City of Tulsa, Oklahoma, according to recorded plat thereof,

together with all improvements thereon and appurtenances thereunto belonging; this contract, however, is subject to the following restrictions which constitute the substantial consideration for the execution hereof, and which it is agreed by and between the parties hereto, shall be and remain covenant running with the land and shall be binding upon the said parties of the second part, their heirs, assigns and legal representatives, to-wit:

(a) Said premises, sold for resident purposes only, and the minimum cost of any dwelling placed thereon, shall be \$4,000.00 when completed, and no part of such dwelling shall be nearer the front line than twenty feet.

(b) It is expressly understood and agreed that this lot shall never be occupied by or sold to any person of African descent, commonly known as negro, except that the same may be occupied by such negroes only and while employed as a domestic or domestics by any person residing on said premises.

Said Trustee, on behalf of those owning the beneficial interest in said real estate at the time of the execution of this deed, as is shown, in a certain Trust Agreement now of record in the office of the County Clerk, Ex-Officio Register of Deeds, of said County and State, dated the 15th day of November 1919, but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises, with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free and discharged of and from all former and other grants, charges, taxes, judgments and other liens or incumbrances of whatsoever kind or nature and hereby binds those having the beneficial interest in said premises, their heirs and assigns, forever, to observe the covenants and agreements herein contained and to warrant and defend the title to said land, against all claims of every nature.

IN WITNESS WHEREOF, said Exchange Trust Company, as Trustee, has hereunto caused its name to be subscribed by its Vice President, and its seal affixed hereto, and the same to be attested by its Assistant Secretary, this, the 28th day of June 1923.

EXCHANGE TRUST COMPANY, Trustee.

Attest:

E. W. Deputy-Assistant Secretary

(CORP)  
(SEAL)

By A. Newlin-Vice President

STATE OF OKLAHOMA

SS

COUNTY OF TULSA

Before me, the undersigned, a Notary Public, in and for said County and State, on this 28th day of June 1923, personally appeared A. Newlin, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said Corporation, Exchange Trust Company, for the uses and purposes therein set forth, and in the capacity therein shown.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal, of office, in said County and State the day and year last above written.

My commission expires May 15, 1924

(SEAL)

E. P. Jennings-Notary Public