

COMPARED

#233364 NS

WARRANTY DEED RECORD No. 459.

4510 Crane & Company, Tulsa

This Indenture, Made this 15 day of June, A. D. 1923, between
Ralsa F. Morley and Augusta M. Morley, husband and wife,
of Tulsa, Tulsa County, in the State of Oklahoma, ~~part~~ of the first part, and
Maurice Liberman ~~part~~ of the second part.

Witnesseth: That in consideration of the sum of Six Hundred (\$600.00) -----
----- DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do ----- by these presents grant, bargain, sell and convey unto said
part y of the second part his ----- heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

Lot Seventeen (17) Block Five (5), of Morley Addition to the City of
Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

It is agreed between the parties to this deed, that this conveyance is given
subject to the following conditions and restrictions; That no residence shall be erected
on the above described tract or lot or any sub-division thereof, costing less than
\$3000.00, exclusive of other subsidiary buildings and improvements; that the main portions
of the residence or residences built thereon, except open porches, shall not be built or
extend thereon within 20 feet from the front property line, nor within 5 feet from
either side property line; that no cesspool or leaching tank or privy shall be built
thereon, and that no drain from septic tank shall be constructed within 10 feet from
the front property line nor within ... feet from either side or back property line, and
that all such septic tanks shall be constructed in a scientific manner, in compliance
with all county and city health laws; nor shall any buildings or other structures erected
thereon be used for business purposes for ten years from this date; and further that no
part of said tract or lot hereby conveyed, shall ever be sold to any person of African
descent, commonly known as Negroes. That any violation of the foregoing conditions and
restrictions by the grantees, their heirs and assigns, shall work a forfeiture of all
title in and to said lands and are hereby made obligatory upon the grantees, their ***

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining, forever.

And said Ralsa F. Morley and Augusta M. Morley, husband and wife, for themselves, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y of the second part that at the delivery of
these presents they are lawfully seized in their
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 unincumbered of and from all former and other grants, titles, charges,
estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT:

INTERNAL REVENUE

\$ 100

Cancelled

*** heirs or assigns, forever, together with all and singular the hereditaments and
appurtenances hereunto belonging.

and that they will warrant and forever defend the same unto the said part y of the second part his heirs and assigns
against said part ies of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said part ies of the first part have hereunto set their hand g the day and year first above written.

Ralsa F. Morley

Augusta M. Morley.

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned, a Notary Public, in and for said County and State, on this 15
day of June, 1923, personally appeared Ralsa F. Morley and Augusta M. Morley,
husband and wife, ~~xxx~~

to me known to be the identical person es 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.

~~XXXXXX~~ my hand and seal the day and year last above written.

Given under my commission expires Oct. 31, 1923. (SEAL) Caroline Baker, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 15 day of June, 1923, at 3:15 o'clock P.M.

Book No. 459, Page No. 510 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.