

COMPARED

## #233563 NS WARRANTY DEED RECORD No. 459.

50510 - Cope &amp; Company, Tonks

This indenture, Made this 18 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, of the first part, and  
Lewis W. Richardson, of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other valuable considerations,  
DOLLARS,  
the receipt whereof is hereby acknowledged, said party of the first part do hereby these presents grant, bargain, sell and convey unto said  
party 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 Eight (8) Block Two (2) of the 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 \$5000.00, 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 25 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 con-  
structed within ...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 grantess, their heirs or assigns, forever, together \*\*\*  
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 party 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:

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with all and singular the hereditaments and appurtenances hereunto belonging.

INTERNAL REVENUE  
\$ 2.00  
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns  
against said party 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 parties 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 18th  
day of June, 1923, personally appeared Ralsa F. Morley and Augusta M. Morley,  
husband and wife,  
to me known to be the identical person s 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.

Witness my hand and seal the day and year last above written.

Given under May 21, 1927 (SEAL) P. G. Grant, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 18 day of June, 1923, at 2:30 o'clock P. M.  
Book No. 459, Page No. 536 (SEAL) O. G. Weaver, County Clerk.  
Brady Brown, Deputy.