

COMPARED

#233568 NS

WARRANTY DEED RECORD No. 459.

64510 Crane & Company, Tulsa

This Indenture, Made this 18th 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, ~~parties~~ of the first part, and
Johnie O. Mainas, ~~parties~~ 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 parties of the first part do give by these presents grant, bargain, sell and convey unto said
part Y of the second part her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
Oklahoma, to wit:

Lot Twelve (12) Block Four (4) 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 constructed 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 fore-
going conditions and restrictions by the grantees, their heirs and assigns, shall work ***

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

\$ 2.00
Cancelled

*** a forfeiture of all title in and to said lands and are hereby made obligatory upon
the grantees, their 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 her 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 has hereunto set their hand s 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, ~~parties~~

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 official seal the day and year last above written.

Given under my (SEAL) Caroline Baker, Notary Public.
my commission expires 10-31-1923.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 18 day of June, 1923, at 3:30 o'clock P.M.

Book No. 459, Page No. 538 (SEAL) O.C. Weaver, County Clerk

Brady Brown, Deputy.