

DEED RECORD No. 462

237519 C.M.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
 PEORIA GARDENS COMPANY, a corporation
 of Tulsa County, State of Oklahoma, part Y
 of the first part in consideration of the sum of
One (\$1.00) Dollar and other good and valuable considerations DOLLARS
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
Elsie M. Heasley of Tulsa
 County, State of Oklahoma, part Y of the second part, the following described real property and premises, situate in Tulsa
 County, State of Oklahoma, to-wit:

Lots Four (4) and Five (5) in Block Six (6), in Peoria Gardens Addition to
 the city of Tulsa, Tulsa County, Oklahoma, according to the amended plat
 thereof.

Subject, however, to the following conditions, to be in force and effect for
 a period of 10 years from the date of the execution of this instrument; that
 the said premises shall not, nor shall any part thereof be used to erect or
 maintain thereon any factory or business building. Any house constructed
 conforming to restrictions must be equipped with septic tank, until sewerage
 is possible; that no residence shall cost less than \$5,000.00, including
 subsidiary buildings and improvements, shall be built on said premises hereby
 conveyed; no residence shall be built less than 50 feet from front property
 line. No garage or servant's quarters shall be built less than 90 feet from
 front property line. On side street no residence shall extend nearer than
 35 feet from property line, and no garage or servant's quarters shall extend
 nearer than 60 feet from property line. That no part of the lot or lots
 hereby conveyed shall ever be sold or rented to, or occupied by any person
 of African descent, provided, however, that the maintenance of servant's
 quarters and their use and occupation by servants of the owner or lessee of
 the lot or lots hereby conveyed, shall not be considered a breach of this
 condition.

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part Y of the second part her heirs
 and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and other
 liens and encumbrances of whatsoever nature.

INTERNAL REVENUE

\$ 5.30

Cancelled

Signed and delivered, this 7th day of July, 1923
 Witnesses:

Attest:

Ray S. Fellows, (Cor. Seal)
Secretary.

PEORIA GARDENS COMPANY (SEAL)

By Edward Soph, President (SEAL)

ACKNOWLEDGMENT.

STATE OF OKLAHOMA, County of Tulsa, County, ss:

Before me, Bertha Taylor, a Notary Public in and for said County and State,

on this 7th day of July, 1923, personally appeared Edward Soph
 to me known to be the identical person who subscribed the name of the maker thereof
 to the foregoing instrument as its 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, for the uses and purposes therein set forth.

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me

that he executed the same as his free and voluntary act and deed for the uses and purposes

therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official

seal this the day and year last above written.

((SEAL))

Bertha Taylor,

My commission expires April 6, 1927, Notary Public.

The foregoing instrument was filed for record on the 7 day of August, 1923
 at 1:30 o'clock P.M. Book 462. Page 18

By Brady Brown, Deputy. O. G. Weaver, County Clerk.
 ((SEAL))