

DEED RECORD No. 462

237678 M H

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Peoria Gardens Company, a Corporation

of Tulsa County, State of Oklahoma, part V

of the first part in consideration of the sum of

One (\$1.00) Dollar and other good and valuable consideration XXXXXX

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

Jim Tullie Burton of Tulsa

County, State of Oklahoma, part V of the second part, the following described real property and premises, situate in Tulsa

County, State of Oklahoma, to-wit: Lots Six (6) and Seven (7), in Block Five (5), in Peoria Gardens Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the official 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; that no building or any part thereof except steps or entrance approach without roof shall be built or extend within 50 feet of the front line and no garage, servant's quarters or other subsidiary buildings shall extend within 90 feet of the front 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 lot or lots hereby conveyed shall ever be sold or rented to, or occupied by 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

INTERNAL REVENUE

\$ 1.00

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 V 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.

Signed and delivered, this 18th day of June 1923

Witnesses:

ATTEST

Ray S. J. (Corp Seal)

Peoria Gardens Company (SEAL)

Secretary

by Edward Soph President (SEAL)

ACKNOWLEDGMENT.

STATE OF OKLAHOMA, County of Tulsa, ss:

Before me, Bertha Taylor, a Notary Public in and for said County and State, on this 18th day of June 1923, personally appeared Edward Soph

who executed the 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. WHEREOF, I have hereunto set my hand and affixed my official seal this the 18th day of June 1923.

In WITNESS whereof, I have hereunto set my hand and affixed my official seal this the 18th day of June 1923.

(SEAL) day and Year last above written My commission expires April 6, 1927 (Seal) Bertha Taylor Notary Public.

The foregoing instrument was filed for record on the 9th day of August 1923 at 11.25 A.M. Book 462, Page 27.

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