

This Indenture, Made this 16th day of August A. D. 1923, between

Marshall E. Britton, widower and Edward H. Dunn, a single man,
of Tulsa, County, in the State of Oklahoma, party of the first part, and
Hattie Callahan party of the second part.

Witnesseth: That in consideration of the sum of Four Hundred and Fifty

DOLLARS, the receipt whereof is hereby acknowledged, said parties of the first part do hereby presents grant, bargain, sell and convey unto said party 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 Ten (10) Block Three (3) University Place Addition
Tulsa County, Oklahoma, according to the recorded plat
thereof same being a subdivision of the West $\frac{1}{2}$ half of the
North West ($\frac{1}{4}$) Quarter of the South East ($\frac{1}{4}$) Quarter Section
(4) four township Nineteen (19) Range Thirteen (13) East.

The Grantee her heirs, executors or assigns agrees to the
following restrictions against the above lot that no house
shall be erected upon said lot costing less than (\$2000.00)
exclusive of the purchase price of said lot, that no house
shall be erected upon said lot closer than (25) feet to the
front line of said lot; that said lot will not be conveyed;
transferred; leased; or rented to a negro or anyone of African descent.

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 parties of the first part 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 that 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, judgment
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

Future Assessments.

and that they will warrant and forever defend the same unto the said party of the second part her 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 The day and year first above written.

Edward H. Dunn

Marshall E. Britton

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Mrs. M. W. Nickel a Notary Public, in and for said County and State on this 16th
day of August, 1923, personally appeared Edward H. Dunn and Marshall E.

Britton, to me known to be the identical person 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.

My commission expires October 21st, 1926. (SEAL) Mrs. M. W. Nickel, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 6 day of Sept., 1923 at 1 o'clock P.M.

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