

This Indenture, Made this 19th day of September, A. D. 1923, between
Jessie L; Payne, nee Twist
of Tulsa, County, in the State of Oklahoma, ~~party~~ of the first part, and
Merton Donlavy of Tulsa County, Oklahoma, ~~party~~ of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable consider-
ations; ----- 11 DOLLARS
the receipt whereof is hereby acknowledged, said part Y of the first part do as by these presents grant, bargain, sell and convey unto said part Y
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:
Lots Five (5) and Six (6) of Block Four (4) Cliff View Addition to the City
of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

Said second party as a condition of this instrument, assents and agrees by an accept-
ance thereof, as follows: That the lot or lots hereby conveyed shall not, within a
period of ten years from this date, be used for any other than residence purposes; that
no residence which, together with necessary garage and servants quarters which shall
cost less than \$3,000.00, shall be built on the lot or lots hereby conveyed, and said
garage or servants quarters, regardless of actual cost, shall not be computed at more
than \$500.00, and shall not be built closer than 75 feet to the front lot line; that no
building, nor any part thereof, nor any projection thereon, shall be built upon or extended
over or closer than 35 feet of the front lot line, except porches, steps or entrance
approach, and except that said second party, his heirs or assigns, may, at any time,
build a brick, concrete or stone structure thereon to be used for commercial purposes, but
in no event to be used as a filling station or for the sale of gasoline or lubricating
oils; that no part of said lot or lots shall ever be sold or rented to or occupied by
any person of African, Chinese, Japanese or Mexican blood or descent, provided, however,
that the occupancy of servants quarters by servants of the owner or lessee, shall not be
a breach of the conditions hereof. Any violation of said conditions shall work a for- ***

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 Y except oil and gas rights of record first party, her
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 that she is her lawfully seized in her
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.

A mortgage to Exchange Trust Co., Tulsa Oklahoma, in the sum of
\$2,500.00, bearing interest at the rate of six per cent, which
grantor herein agrees to pay and discharge.
INTERNAL REVENUE
S. 100
Cancelled

*** feiture of the title and same will revert back to said first party, who shall be
entitled to possession thereof.

and that she will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y of the first part, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim
the same.

In Witness Whereof, The said part Y of the first part ha S hereunto set her hand the day and year first above written.

Jessie L. Payne, nee Twist

STATE OF ~~OKLAHOMA~~ Colorado, El Paso County, ss.

Before me, the undersigned, 21st
September 23 a Notary Public, in and for said County and State on this
day of September, 1923, personally appeared Jessie L. Payne, nee Twist,

and she
to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she
executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires December 27, 1926. (SEAL) Winifred C. Pease, Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.
Filed for record this 5 day of Oct., 1923, at 1 o'clock P. M.
Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.