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to it in hand paid, the receipt whereof is hereby acknowledged does hereby grant, bargain
 sell and convey unto W. W. Harter, of Tulsa, Oklahoma, as party of the second part, (whether one
 one or more), the following described real estate situated in Tulsa County, Oklahoma, to-wit;

Lots Thirteen (13) and Fourteen (14), in Block Twelve (12),
 in Summit Heights Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the
 recorded plat thereof, together with all improvements thereon and appurtenances therunto
 belonging or in anywise appertaining. except as hereinafter set forth,

Said Trustee on behalf of Tulsa Live Stock and Industrial Exposition, a corporation of
 Tulsa, Oklahoma, the owner of the beneficial interest in said real estate at the time of the
 execution of this deed, as is shown in a certain Deed of Trust now of record in the office
 of the County Clerk, Ex-Officio Register of Deeds, of said County and State, dated the 30th,
 day of April 1921, and recorded in Book 321, at page 193, but not on behalf of itself, and
 by virtue of the power and authority therein granted, covenants and agrees with the party of
 the second part that said Trustee at the time of the delivery of these presents is seized of a
 good and defeasible title and estate of inheritance in fee simple in and to said real estate
 and covenants that it is in peaceful and undisputed possession of said premises, with full right
 and power to convey the same by this instrument to said party of the second part. and that the
 same are clear, free and discharged of and from all former and other grants, charges, taxes,
 judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds the
 beneficial owner of said premises, its successors or assigns, forever to observe the covenants
 and agreements herein contained; PROVIDED; HOWEVER and provided further, that this deed is
 made upon the express condition that the party of the second part, his heirs, successors or
 assigns. or any person or persons claiming under him shall erect no buildings on the lot or lots
 hereby conveyed nearer than fifteen feet to the front property line thereof, and said property
 or any part thereof, shall never be sold or rented to a person of African descent, commonly
 called negro but the renting of servant's quarters by an owner or lessee to a negro employed
 by such owner or lessee as his servant shall not constitute a violation of this restriction
 and the further restriction that no building for residence purposes shall be erected on any
 lot thereby conveyed costing less than \$5,000.00 including subsidiary buildings and improvements
 neither shall the improvements erected on any lot hereby conveyed be used for other than
 residence purposes for a period of ten (10) years from and after the 30th, day of April, 1921
 A violation of any of these conditions shall work and be construed as a forfeiture of all the
 title hereby conveyed and such title upon breach of any such condition shall revert to said
 Trustee, or its successors, for the use and benefit of the legal and beneficial owner thereof

IN WITNESS WHEREOF, said Exchange Trust Company as Trustee has hereunder caused its name
 to be subscribed by its Vice-President, and its seal affixed hereto and the same to be attest-
 ed by its Asst. Secretary, this the 9th, day of July 1923, EXCHANGE TRUST COMPANY
 ATTEST Fred W. Steiner Asst., Secretary, (corp seal) By A. Newlin Vice-President
 Trustee,

STATE OF OKLAHOMA

TULSA COUNTY

Before me, E. P.

SS

Jennings a Notary Public in and for said county and State, on this 9th,
 day of July, 1923, personally appeared A. Newlin to me known to be the identical person who
 subscribed the name of the maker thereof to the foregoing instrument as its Vice-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, EXCHANGE TRUST COMPANY, for the uses
 and purposes therein set forth,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial seal of office in
 said County and State the day and year last above written.
 My Commission expires May 15, 1924, (seal) E. P. Jennings Notary Public.