

is a true, correct and full copy of the instrument herewith set out as appears of record in the County Court of Tulsa County, Oklahoma, this 17th, 1923,

By Florence Hanks, Deputy,

(SEAL) Hal Turner, Court Clerk..

Filed for record in Tulsa County, Okla. on Nov./7/ 1923 at 10:30 A.M. recorded in book 474, page 403, Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk

244707 - BH

COMPARED

WARRANTY DEED.

INTERNAL REVENUE

\$ 2.50

Cancelled

This indenture, made this 29th day of June, A.D. 1923, between Thos. P. Melvin a single man, J. H. Boyle and Van Leigh Boyle, his wife, of Tulsa County, in the State of Oklahoma, of the first part and W. O. James of the second part.

Witnesseth, that the said parties of the first part in consideration of the sum of two thousand five hundred and no/100 dollars, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees: 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 store building, hotel, duplex house, flats or apartments shall be erected thereon during said period; that no residence that shall cost less than six thousand five hundred dollars, (\$6500.00) shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no buildings or any part thereof, except steps or entrance approach without roof shall be built or extend within 25 feet of the front lot line or closer than --- feet of the side street line, and no garage, servant's house or other subsidiary building shall extend within 70 feet of the front lot line or within - - - feet of the side street 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 known as negroes; provided, however, that the building is a servant's home to be used only by servants of the owner or lessee of the lot or lots hereby conveyed shall not be considered as a breach of the conditions hereof; by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit: Lot twenty four (24) and the east fifty (50) feet of lot twenty five (25) in block one (1) in Sunset View addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof duly recorded in the office of the Register of Deeds within and for Tulsa County, Oklahoma.

To have and to hold, the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Thos. P. Melvin, J. H. Boyle and Van Leigh Boyle, for 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 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, judgements, taxes, assessments and incumbrances, of what nature or kind soever, except taxes falling due after this date, and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.