

Now, for and in consideration of the sum of six hundred & no/100 (\$600.00) dollars, in hand paid, the receipt of which is hereby acknowledged, and also for the further consideration of the agreement between the parties hereto, for themselves, their heirs, successors and legal representatives, that intoxicating liquors shall never be manufactured, sold or otherwise disposed of, as a beverage, in any place of public resort, and upon the premises hereby granted, or any part thereof, and the express reservation to the seller, his heirs and assigns, that in case that any of the conditions concerning intoxicating liquors are broken by the Purchaser, his heirs, successors, assigns, or legal representatives, then this deed shall become null and void, and all right, title and interest in and to the premises hereby conveyed, shall revert to the said Sand Springs Home, a corporation, its successors and assigns, and the purchaser, by accepting this deed for himself, his heirs, executors, administrators, successors and assigns, consents and agrees to this reservation and condition, as well as to the reservations, conditions and agreements hereinafter set out; the said seller, further, excepting and reserving unto himself, his heirs and assigns, the oil, gas, fire clay, ^{coal} and all other minerals whether the existence thereof is now known or not, lying in and under the premises hereinafter described, does hereby bargain, sell, convey, and confirm unto the Purchaser, his heirs, successors and assigns, forever, the following described premises, situated in the town of Sand Springs, County of Tulsa, State of Oklahoma, to-wit: Lot number four (4) Block thirty eight (38) Oak Ridge, second addition to the City of Sand Springs, Oklahoma according to the official plat thereof.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and warrant the title to the same, unto the said purchaser, his heirs, successors and assigns, forever, subject nevertheless, to the conditions and reservations and agreements hereinbefore and hereinafter set forth, according to the true intent and meaning thereof.

And the seller, for himself, and his heirs and assigns, does hereby covenant, promise and agree to and with the purchaser, his heirs, executors, administrators, successors and assigns, that the said premises are free, clear and discharged of and from all former grants, charges, except for improvements as hereinafter stated, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature and kind. And the said purchaser for himself his heirs, successors and assigns, does farther covenant and agree to and with the seller, his heirs and assigns, as follows:

First, That the purchaser, his heirs, successors or assigns, shall not at any time, erect, make or permit or suffer upon the premises hereby conveyed, any milkmen's stables, piggery, slaughter house, tallow candlery, nor any manufactory for the making of gun powder, glue, varnish, ink, turpentine, or for the boiling of bones, or for dressing, tanning, or preparing of skins, hides or leather, or for any distillery or brewery, oil or lamp black, factory, or any dangerous, noxious or unwholesome establishment, business, or trade whatsoever, which should or might be in any wise offensive to the inhabitants of Sand Springs, residing in the vicinity of said establishment business, or trade.

Second, and the purchaser, for himself, his heirs, successors and assigns, does hereby further covenant and agree that when, in the judgement of the seller, the institution of sewers and sidewalks and other public improvements, becomes necessary, or advisable, the seller, at his option, shall have the right to install such system of sewers, sidewalks, and other public improvements as in his judgement is necessary and advisable, and assess the just pro rate cost against the lots benefitted or affected thereby, and purchaser for himself his heirs, successors and assigns, covenants and agrees that upon the installation of such sewers, side-walks and public improvements or either of them, he will thereupon pay his