

INTERNAL REVENUE

240736 C.J.

~~CUMULATIVE~~WARRANTY DEED  
SPECIAL

\$.....100 Canceled

THIS INDENTURE, Made and entered into this 11th day of July 1923, between Charles Page, of Sand Springs, Oklahoma, of the first part, hereinafter called Seller, and J. S. Gilbert of Sand Springs, Oklahoma of the second part, hereinafter called Purchaser.

WITNESSETH: That Whereas, Charles Page, is the founder of the Sand Springs Home, located in the County of Tulsa, State of Oklahoma, and in the vicinity of the lands hereinafter described, and has incorporated the same as a charitable organization under the laws of the State of Oklahoma.

NOW, for and in consideration of the sum of Six Hundred and 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 liquor shall never be manufactured, sold or otherwise disposed of, as a beverage, in any place of public resort, in 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 Thirteen (13), Block Forty (40) Oak Ridge, Second Addition. Purchaser to pay all taxes and assessments - after the expiration of year 1922. according to the official plat thereof.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances therunto 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, judgments, mortgages and other liens and encumbrances of whatsoever nature and kind. And the said purchaser for himself, his heirs, successors and assigns, does further 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 milkman'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.