

## WARRANTY DEED RECORD

CHARLES PAGE-SPECIAL FORM

WALSH TYPE COMPANY, DALLAS, TEX.

245753 C.M.J. FROM  
CHARLES PAGE  
Sand Springs, Oklahoma  
TO

STATE OF OKLAHOMA, } SS.

County of Tulsa  
This instrument was filed for record on the 1 day  
of Dec., 1923 at 11:20 o'clock  
A.M., and duly recorded in book 477 page 30  
of the records of this office.

O. G. Weaver,

(Seal)

County Clerk.

Lot \_\_\_\_\_ Block \_\_\_\_\_  
Sand Springs, Oklahoma

By Brady Brown Deputy Clerk.

THIS INDENTURE, Made and entered into this 27th day of November, 1923

between Charles Page, of Sand Springs, Oklahoma, of the first part, and hereinafter designated the Seller, and

W. M. McCoy of the Second Part, hereinafter designated  
the Purchaser.

## WITNESSETH:

THAT WHEREAS, said Charles Page, is the founder of 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 an eleemosynary corporation under the laws of the State of Oklahoma, and

NOW, for and in consideration of the sum of One Thousand and No/100 \$1,000.00 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, 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, 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 reservation, 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 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 Eight (8) in Block Number Nine, (9) in the Hill Crest  
Addition to the Town now City of Sand Springs.

Purchaser to pay all taxes and assessments levied by public authority  
after the year 1922. Restricted to residence building only, no  
building to be built nearer than 25 feet to the east property line,  
and no building to be less than a five room strictly modern house.

1,000

according to the recorded plat of Sand Springs, Oklahoma, made by W. H. Hendren, Civil Engineer, and certified under date of 17th of  
June, 1911, and recorded in the office of Register of Deeds, Tulsa County, Oklahoma on the 19th day of July, 1911.

TO HAVE AND TO HOLD the same, together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in any wise 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  
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 the dressing, tanning or preparing of skins, hides, or leather, or for any distillery  
or brewery, oil or lampblack factory, or any dangerous, noxious or unwelcome 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  
judgment of the seller, the installation of sewers and sidewalks, and other public improvements become 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 judgment is necessary  
and advisable, and assess the just pro-rata cost against the lots benefited or affected thereby, and purchaser for himself, his heirs, succe-  
sors, and assigns, covenants and agrees that upon the installation of such sewers, sidewalks and public improvements of either of them, he  
will thereupon pay his proportionate part of the costs of the same ascertained as aforesaid. The within land is no part of my Homestead,  
and has never been occupied as such.

IN WITNESS WHEREOF, I Chas. Page have hereunto set my hands the day and year first above written.

Chas. Page

STATE OF OKLAHOMA, } SS:  
COUNTY OF TULSA,

Before me, a Notary Public, in and for said County and State, on this 27th day of November, 1923,

personally appeared Chas. Page to me known to be the  
ideal person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and  
voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal the day and date above set forth.

E. F. Dixon,

Notary Public.

My commission expires July 1, 1926. (Seal)