

under deed from W. R. Sullivan and A. J. Sullivan, husband and wife, said deed being recorded in Book 3 at page 578 of the deed records of Tulsa County, Oklahoma, together with all and singular the hereditaments and appurtenances thereto belonging. To have and to hold the above granted premises unto the said party of the second part her heirs and assigns forever.

In Witness Whereof, The said party of the first part has hereunto set his hand the day and year first above written.

F. C. Gipson

STATE OF OKLAHOMA, County of Tulsa, ss.

Before me Edgar M. Lee, a Notary Public in and for said County and State, on this 7 day of December, 1923, personally appeared F. C. Gipson, a single man to me known to be the identical 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 Notarial seal the day and year above set forth.

My commission expires Feb. 19, 1924. (Seal)

Edgar M. Lee, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Dec. 8, 1923, at 9:00 o'clock A.M. and recorded in Book 479, Page 557.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

246289 C.M.J.

GENERAL WARRANTY DEED.

COMPARED

THIS INDENTURE, Made this 1st day of March A.D. 1920, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma, of the first part and A. W. Gilliam of the second part.

WITNESSETH, That in consideration of the sum of Two Hundred, Twenty-five Dollars the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

The South Half (S $\frac{1}{2}$) of Lot Four (4), Block Six (6) in Exposition Heights Addition to the city of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the Office of the County Clerk, in and for Tulsa County, Oklahoma, being a sub-division of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Eight (8), Township 19 North, Range 13 East.

And the said party of the second part as a further consideration and condition of this deed, assents and agrees by acceptance thereof, as follows: 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 residence that shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed; that no building, or any part thereof, except porch, steps, or entrance approach, shall be built or extend within thirty-five feet of the front lot line; that no part of this lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent; provided, however, that the building of a servants' house 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. Any violation of the foregoing condition and restriction by the party of the second part his heirs or assigns shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, his heirs and assigns forever, together with all and singular, the hereditaments and appurtenances thereunto belonging, and the title thereupon reinvest in parties of the first part,