

The covenants herein shall extend to and be binding upon heirs, executors and administrators of the parties to this lease.

WITNESS the hand and seals of the parties aforesaid.

first Homer Perryman
sec. A. F. Ward

P. O. King

STATE OF OKLAHOMA)
Tulsa County) ss.

On this 2nd day of November A. D. 1923 before me Minnie Hugh duly authorized, Notary Public and qualified for and residing in said county, personally came Homer Perryman the said lessor, and A. F. Ward, the said lessee, to me known to be the identical persons whose names are affixed to the foregoing conveyance as lessor and lessee, and acknowledged the said instrument to be their voluntary act and deed.

WITNESS my hand and seal the day and year above written.

My Commission expires Sept 2, 1925 (SEAL) Minnie Hugo, Notary Public
Tulsa County, Okla.

Filed for record in Tulsa County, Tulsa Oklahoma, Nov. 6, 1923 at 1:40 o'clock P. M. in Book 480, page 176

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

243913 C.J.

GENERAL WARRANTY DEED COMPARED

THIS INDENTURE, Made this 19th day of October, 1923, between C. R. RICHARDS and BERTHA G. RICHARDS, his wife, of Tulsa County, Oklahoma, parties of the first part, and L. C. Wait party of the second part.

INTERNAL REVENUE
\$ 50
Cancelled

WITNESSETH:

That in consideration of the sum of Two Hundred Twenty and no/100 DOLLARS, (\$220.00) the receipt of which is hereby acknowledged, the 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 situated in the County of Tulsa, State of Oklahoma, to wit:

Lots Twenty-two (22) and Twenty-three (23), Block Seven (7), in VINEYARD

ADDITION to the Town of Skiatook, Oklahoma, according to the plat filed thereof, reserving, however, unto the parties of the first part, their heirs and assigns, the oil and gas mining rights in and to said lands with the right of ingress and egress, and with the right to use such portion of the surface as may be necessary in operation and development for oil and gas, to have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining forever, SUBJECT, however, to any oil and gas mining lease or pipe line grants on said property now of record, but granting unto party of the second part, his heirs and assigns; an undivided Two-Six-Hundred-Fourths (2/604)-----interest in and to all the oil or gas royalties from the sale of oil or gas hereafter marketed from the lands comprising VINEYARD ADDITION to the Town of Skiatook, Oklahoma, and SUBJECT, further, to the restriction that no residence or business house shall be erected upon said premises unless same have solid foundation of either stone, brick, or cement; *single roofed and plastered or plaster boarded* and be weather-boarded/inside. This restriction shall run with the lands and a violation thereof shall work a forfeiture of title in favor of the parties of the first part; PROVIDED, however, that the forfeiture herein provided shall never be invoked against any mortgagee in good faith who has not breached said covenant, under any mortgage executed prior to the breach of such covenant, to the extent of said mortgagee's interest in and to the lands or premises hereby conveyed; and the parties of the first part covenant and