

Lot twenty one (21) block thirteen (13)

in Summit Heights addition to the City of Tulsa Tulsa County, Oklahoma, according to the recorded plat thereof, together with all improvements thereon and appurtenances thereunto belonging, herein and ~~anywise~~ appertaining, except as hereinafter set forth.

Said Trustee on behalf of Tulsa Live Stock and Industrial Exposition, a corporation, of Tulsa, Oklahoma, the owner of the beneficial interest in said real estate at the time of the execution of this deed, <sup>is</sup> as shown in a certain deed of Trust now of record in the office of the County Clerk, Ex-Officio Register of Deeds, of said County and State, dated the 30th day of April, 1921, and recorded in book 321, at page 193, but not on behalf of itself, and by virtue of the power and authority therein granted, covenants and agrees with the party of the second part that said Trustee at the time of the delivery of these presents is seized of a good and indefeasible title and estate of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises, with full right and power to convey the same by this instrument to said party of the second part, and that the same are clear, free and discharged of and from all former and other grants, charges, taxes, judgments and other liens or encumbrances of whatsoever kind or nature, and hereby binds the beneficial owner of said premises, its successors or assigns, forever, to observe the covenants and agreements herein contained: Provided, however, that the mineral and mining rights are and shall be reserved and retained by the said beneficial owner; and provided further, that this deed is made upon the express condition that the party of the second part, his heirs, successors or assigns, or any person or persons claiming under him shall erect no building on the lot or lots hereby conveyed nearer than fifteen feet to the front property <sup>line</sup> thereof, and said property, or any part thereof, shall never be sold or rented to a person or African descent, commonly known as negro, but the renting of servants quarters by an owner or lessee to a negro employed by such owner or lessee as his servant shall not constitute a violation of this restriction and the further restriction that no building, for residence purposes shall be erected on any lot hereby conveyed costing less than \$5000.00 including subsidiary buildings and improvements, neither shall the improvements erected on any lot hereby conveyed be used for other than residence purposes for a period of ten (10) years from and after the 30th day of April, 1921. A violation of any of these conditions shall work and be construed as a forfeiture of all the title hereby conveyed, and such title upon breach of any such condition shall revert to said Trustee, or its successors, for the use and benefit of the legal and beneficial owner thereof.

In witness whereof, said Exchange Trust Company as Trustee has hereunder caused its name to be subscribed by its Vice-President and its seal affixed hereto and the same to be attested by its Secretary, this 27th day of June, 1921.

(Corp. Seal) Exchange Trust Company.

By H. L. Standeven, Vice-President.

Attest: A. Newlin, Secretary.

The actual consideration paid for this deed is less than \$100.00; therefore no revenue stamps are placed thereon.

State of Oklahoma)

Tulsa County ) SS

Tulsa County )<sup>155</sup> Before me, E. P. Jennings, a Notary Public, in and for said county and State, on this 24th day of June, 1921, personally appeared H. L. Standeven, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-President and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of said corporation Exchange Trust Company, for the uses and purposes therein set forth.