

side street line, and no garage, servants house or other subsidiary building shall extend within 70 feet of the front lot line or within - - - feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person of African descent known as negroes, provided, however, that the building of a servant's house to be used only by servants of the owner or lessee of the lot or lots hereby shall not be considered as a breach of this condition. - - by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: lot thirteen (13) in block two (2) in Travis Heights, addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof, duly recorded in the office of the Register of Deeds within and for Tulsa County, Oklahoma,

To have and to hold, the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said M. R. Travis, and Rhea Travis, for themselves and for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements, taxes, assessments and incumbrances of what nature or kind soever, except taxes falling due after this date, and <sup>that</sup> they will warrant and forever defend the same unto the said party of the second part, her heirs and assigns, against said parties of the first part, their heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

In witness whereof, the <sup>said</sup> parties of the first part have hereunto set their hands the day and year first above written.

M. R. Travis,  
Rhea Travis.

Witnesses:

J. E. Blair.

State of Oklahoma)

County of Tulsa ) SS Before me, the undersigned, a Notary Public, in and for said County and State, on this 4th day of May, 1923, personally appeared M. R. Travis and Rhea Travis, his wife to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

(SEAL) John K. Bright, Notary Public.

My commission expires 2/20/27.

Filed for record in Tulsa County, Okla. on Feb. 11, 1924, at 1:00 P.M. recorded in book 481, page 583, Brady Brown, Deputy.

(SEAL) O. G. Wesver, County Clerk.

250871 - BH

WARRANTY DEED.

This indenture, made this 4th day of May, A.D. 1923, between M. R. Travis, and Rhea Travis, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and Olive B. Rhodes of the second part.