

John W. Perryman,  
Clarissa Richards,  
B. P. Richards,  
By Fletcher H. Pratt, Attorney-in-fact.

State of Oklahoma )  
County of Tulsa ) SS  
Before me, C. P. Monroy, a Notary Public, in and for said State and County, on this 23rd day of August, A.D. 1924, personally appeared Fletcher H. Pratt, to me known to be the identical person, who executed the within and foregoing instrument as attorney in fact of John W. Perryman, Clarissa Richards, and B. P. Richards, 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 John W. Perryman, Clarissa Richards and B. P. Richards, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

(SEAL) C. P. Monroy, Notary Public.

My commission expires Oct. 16, 1924.

Filed for record in Tulsa, Okla. on Feb. 12, 1924, at 10:20 A.M. recorded in book 481, page 592, Brady Brown, Deputy.

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

250943 - BH

GENERAL WARRANTY DEED.

COMPARED

INTERNAL REVENUE  
\$ 50  
Cancelled

This indenture, made this 18th day of April, A.D. 1921, 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 E. N. Adams, of the second part,

Witnesseth, that in consideration of the sum of four hundred and fifty dollars, the receipt whereof is hereby acknowledged, said parties of the first part, 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: Lot twenty one (21) Block seven (7) 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 <sup>in</sup> 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 servant's 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 conditions 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 thereto belonging, and the title thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partnership or individual who has become a mortgagee in good