

STATE OF OKLAHOMA, }
County of Tulsa. } ss.

Before me, a Notary Public in and for the county and state aforesaid, on this 15th day of November A.D. 1923, personally appeared Cleves F. Bruce, to me known to be the identical person who subscribed the name of TULSA BUILDING AND LOAN ASSOCIATION to the within and 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 such corporation, for the uses and purposes therein set forth.

My commission expires: May 21st, 1927. (Seal)

T. G. Grant, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, Jan. 17, 1924, at 1:50 o'clock P.M. and recorded in Book 483, Page 172.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk.

249422 C.M.J.

COMPARED

GENERAL WARRANTY DEED.

REVENUE

1.50

Cancelled

THIS INDENTURE, Made this 21st day of January, A. D. 1924, between EXPOSITION HEIGHTS COMPANY, a corporation organized under the laws of the state of Oklahoma, party of the first part, and Jack Mercy party of the second part,

WITNESSETH, That the said party of the first part in consideration of One Thousand One Hundred (\$1100.00) Dollars, the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, and convey unto said party of the second part, his heirs and assigns, all the following described real estate and premises situated in Tulsa County, Oklahoma, to-wit:

Lot Thirteen (13) in Block Three (3), Lot Fourteen (14) in Block Three (3) in EXPOSITION HEIGHTS ADDITION to the City of Tulsa, according to the recorded plat thereof.

The said party of the second part, as a further consideration for and as a condition of this conveyance assents and agrees by the acceptance hereof as follows: That the lot or lots hereby conveyed shall not, for a period of Ten years from the date hereof be used for any other than residence purposes; that no residence costing less than \$3,500.00 shall be built on the lot or lots hereby conveyed; that no building or any part thereof except steps, porch or entrance approach shall be built within thirty-five feet of the front lot line, nor shall any building or structure be so built as to extend over any part of said lot or lots upon which there exists an easement for public utilities; no garage, servants' quarters or subsidiary building shall be built within seventy-five feet of the front lot line; no part of the lot or lots hereby conveyed shall ever be sold or rented to or occupied by any person of African descent or negor blood, PROVIDED, however, that occupancy of servant quarters by servants of the owner or lessee shall not be regarded as a breach of this condition. Any violation of the foregoing restrictions or conditions by party of the second part, his heirs or assigns, shall work a forfeiture of all title in and to the property hereby conveyed and the same shall thereupon revert to and become vested in the party of the first part, its successors and assigns, who shall thereupon be entitled to the immediate possession thereof without notice or demand.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining, forever.

And the said party of the first part, for itself, its successors and assigns, does hereby covenant, promise and agree, to and with the said party of the second part, his heirs and assigns, that at the delivery of these presents it is lawfully seized in its own right of an indefeasible estate of inheritance in fee simple of, in and to all and singular the above described and granted premises with the appurtenances, and that the same is free, clear,