

within a period of ten years from this date be used for any other than residence purposes; that no store building, hotel, duplex house, flats or apartments shall be erected thereon during said period; that no residence that shall cost less than Eight Thousand Dollars (\$8,000.00) shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within -- feet of the front lot line or closer than -- feet of the side street line, and no garage, servant's house or other subsidiary building shall extend within 70 feet of the front lot line or within 15 feet of the side street line and that the residence shall face the street on which said lots front; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any persons 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 conveyed shall not be considered as a breach of this condition, do 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: A part of Lots Eighteen (18) and Nineteen (19) in Block One (1) Travis Heights Addition to the city of Tulsa, Oklahoma according to the recorded plat of said addition described by meets and bounds as follows: beginning at the Northeast corner of Lot 18, running thence in a Southerly direction and parallel to Peoria Avenue a distance of 135 feet to the Southeast corner of said lot, thence in a Westerly direction along the South line of said Lots 18 and 19 a distance of 127 feet, thence in a Northerly direction and parallel to the East line of Peoria Avenue a distance of 110 feet, thence in a Northeasterly direction a distance of 67 feet or to a point 7 feet South of the Northwest corner of said lot 18, thence in a Northeasterly direction a distance of 60 feet to the Northeast corner of said Lot 18 and the place of beginning.

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, judgments, taxes, assessments and incumbrances, of what nature or kind soever except special and general taxes falling due after this date and that 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 assessments taxes shall be paid by the party of the second part.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands the day and year above written.

WITNESSES

J. E. Illegible.

M. R. Travis

Rhea Travis

STATE OF OKLAHOMA,
County of Tulsa.

Before me, the undersigned, a Notary Public, in and for said County and State on this 5th day of January, 1924, 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.