

second part,

Witnesseth, That in consideration of the sum of Four Hundred \$---- Dollars the receipt whereof is hereby acknowledged, said party of the first part does, 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 situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Four (4), in Block Four (4), Reddin Addition to the

City of Tulsa, Oklahoma according to the recorded plat thereof

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances hereto belonging or in any wise appertaining forever,

And said Vander Investment Company, for itself, its successors and assigns, does hereby covenant, promises and agree to and with said party of the second part, at the delivery of these presents, that it is lawfully seized in its 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 unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and encumbrances, of whatever nature and kind EXCEPT, All taxes and special assessments, and that it will WARRANT AND FOREVER DEFEND the same unto the said party of the second part his heirs and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, claim or to claim the same,

This conveyance is given subject to the following conditions and restrictions, that no residence shall be erected thereon costing less than \$2000.00, inclusive of the cost of other subsidiary buildings and improvements; that no buildings or any part thereof, except steps or entrance approach without roof shall be build or extended within _____ feet from the front lot line, that no part of the lot or lots hereby covered shall ever be sold or rented to, or occupied by any person of african descent, commonly known as negroes, except that the building of a servants' house to be used only by the servants of the owner of the lot or lots hereby conveyed, shall not be considered as a breach of the conditions hereof, Any Violations of the foregoing conditions and restrictions by the grantee his heirs or assigns shall work a forfeiture of all title in and to said lot or lots, The above conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part his heirs and assigns forever together with all and singular the hereditaments and appurtenances thereunto belonging, Witness Whereof, the said party of the first part has hereunto set its hand and seal the day year first above written,

ATTEST:

VANDER INVESTMENT COMPANY

W. A. Vandever, Secretary

(corp seal) By- C. S. Vandever President.

STATE OF OKLAHOMA)
TULSA COUNTY?) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this 1st, day of March, 1924, personally appeared C. S. Vandever, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its 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 for the uses and purposes therein set forth,

My commission expires March 4th, 1924, (seal)

Harold J. Sullivan Notary Public,

Filed for record in Tulsa, Tulsa County, Oklahoma, March 7- 1924 at 1:20 O'Clock P. M. and

Recorded in Book 484, Page 206,

By Brady Brown Deputy,

(seal)

O. G. Weaver County Clerk,