

WITNESSETH: That in consideration of the sum of Twenty-eight hundred eighty-five, Dollars (\$2,885.00) the receipt of which is hereby acknowledged, the party of the First Part does by these presents, grant, bargain, sell and convey unto the Party of the Second part, her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma to-wit: Lot Eleven (11) in Block Nine (9) in Sunset Terrace, an

addition to the City of Tulsa, Tulsa County, Oklahoma, according to the plat thereof filed for record in office of the County Clerk of Tulsa County, Oklahoma, on June 28, 1923,

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,

The said Sunset Gardens Company does hereby covenant, promise and agree to and with the said party of the Second part, that at the delivery of these premises, it is lawfully seized in its own right of an absolute and indefeasible 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, discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923 payment of which excepted taxes and assessments is hereby assumed by second party, and except for easements and reservation set forth and described in the recorded plat of said addition above referred to, which such easements and reservations are hereby accepted by second party as binding on his, his heirs and assigns, and that the First Party will warrant and forever defend the title to said property unto the said Party of the Second Part, his heirs and assigns,

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made apart of the plat of Sunset Terrace as filed for record aforesaid, and now appearing of record in Book ____ of Plats at page ____ of the records in the office of the County Clerk of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made a part hereof as fully as if the same were herein set out in full.

All said conditions and restrictions are hereby made obligatory and binding upon the Party of the Second part, his heirs and assigns, and shall be restrictions running with the land, and for violation of any one or more of said restrictions or limitations, the Second Part herein, his heirs or assigns, shall be liable to the Party of the First Part, herein, and to any and all other persons suffering loss or damage by reason of such violation; and the First Party hereby covenants, promises and agrees to defend, maintain and pay the cost of the same, and by the acceptance hereof, the Second Party hereby consents thereto, to restrain the Party of the Second part, his heirs and assigns, by due legal process, the performance by Second Party, his heirs or assigns, or by his agents, of any act or omission to act, which shall constitute a violation or breach of any such limitations or restrictions.

IN WITNESS WHEREOF the Party of the First Part has hereunto caused its corporate name to be subscribed by its President, or Vice-President, with attestation by its Secretary, and its corporate seal to be hereunto affixed on the day above mentioned,

ATTEST:

(Corp Seal)

SUNSET GARDENS COMPANY

T. W. McKenzie Secretary

By-A. L. Farmer President.

STATE OF OKLAHOMA)

SS

COUNTY OF TULSA)

On this 16 day of April, 1924 before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared A. L. Farmer, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its