

successors and assigns the right, privilege and authority to erect, maintain and operate such line or lines upon, over and across any street, alley, highway, railroad or other right of way now or hereafter established and existing on or across said premises or adjoining the same or adjacent thereto. SIGNED AND DELIVERED this July 17- 1924.

STATE OF OKLAHOMA } SS Ellen Donahoe
TULSA COUNTY } Mary C. Donahoe

Before me, a Notary Public in and for said County and State, on this 16th day of July 1924, personally appeared Ellen Donahoe and Mary C. Donahoe, 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 and for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal the day and year first above written.

My Commission expires August 22, 1926 (seal) Ella McDonald Notary Public Tulsa County, State of Oklahoma.

Filed for record in Tulsa, Tulsa County, Oklahoma, July 24- 1924 at 1:45 O'Clock P. M. and recorded in Book 484, Page 571.

By Brady Brown Deputy (seal) O. G. Weaver County Clerk.

#263823 EC

COMPARED

GENERAL WARRANTY DEED;

This indenture, Made this 21st. 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 J. P. Mulkern of the second part.

WITNESSETH; That in consideration of the sum of Five Hundred Dollars the receipt whereof is hereby acknowledged, said parties of the first part, do 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 Nineteen (19) Block Two (2).

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 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 extended 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 condition 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 thereunto belonging, and the title thereupon re-invest 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 faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and the land or premises