

#264473 EC

GENERAL WARRANTY DEED;

STATE OF OKLAHOMA)

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KNOW ALL MEN BY THESE PRESENTS;

COUNTY OF TULSA)

That We E. P. Harwell and wife Mary W. Harwell acting herein by and through our lawful atty. in Fact Rex Tune of Tulsa. Tulsa County. Oklahoma party of the first part. for and in consideration of the hereinafter mentioned restriction conditions and covenants and the sum of One (and other valuable considerations) Dollars (\$1.00) in hand paid by Q. C. Brightmire the receipt of which is hereby acknowledged do grant, bargain, sell and convey unto the said Q. C. Brightmire of Tulsa. County. State of Oklahoma. party of the second part his heirs and assigns the following described real estate situated in the County of Tulsa. State of Oklahoma, to-wit;

Allot lot no 3. in block no 5 of University Park Addition to the City of Tulsa. according to map or plat of said property as is of record in Vol. Page Map and plat Records Tulsa. County Okla., to which reference is here made for amore full description of said property.

according to official plat thereof duly recorded in the office of the County Clerk in an for Tulsa County. Oklahoma. to which reference is heremade for a more full description of said property.

to have and to hold the same together with all and the tenements, hereditaments and appurtenances thereto belonging or anyany wise appertaining forever.

This conveyance is made and accepted upon each of the following conditions which are hereby made covenants running with the land . and which shall apply to and be binding upon the Grantee, his heirs devisees, executors administrators, successors and assigns viz;

That the property shall not be sold . conveyed, leased or rented to any person of African descent/

That nothing shall be built or placed on said property except dwelling houses and outhouses, and the minimum cost of the dwelling shall not be less than \$2500.00/

That all houses shall face the street on which the lot faces. as shown on plat of Univerisity Park Addition filed for record; no buildings not any part thereof except steps or entrance approach without roof shall be built or extend nearer than twenty-five (25) feet of the front lot line; and shall not be nearer than fifteen feet of the said street line. and no garge. servant's house or other subsidiary building on corner lot. shall be built nearer than Twenty-five (25) feet of the side street line..

All restrictions shall be binding for a period of 20 years from January 1st 1924

Any violations of the foregoing conditions and restrictions of any of the grantee his heirs or assigns shall work a forfeiture of all title in and to the aforesaid lot. together with all and singular the hereditaments and appurtenances thereunto belonging The aforesaid conditions and restrictions shall extend to and are hereby made obligatory upon the party of the second part , his heirs and assigns, for twenty years from January 1. 1924 But such reversion or forfeiture shall not effect any mortgage or other lien which may in good faith be existing thereon at the time a suit is brought for the enforcement of the reversion or forfeiture.

And the said E. P. Harwell and Mary W. Harwell do hereby covenant . promise and agree to and with the said party of the second part at the delivery of these premises , we are lawfully seized in our 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, judgments. taxes assessments and encumbrances of whatsoever nature and