

seal the day and year first above written.

My commission expires Feby 6th, 1926 (Seal)

W. A. Setser - *Notary Public*

Filed for record in Tulsa, Tulsa County, Oklahoma on Jan 26th 1924 at 10.00 o'clock A. M. in Book 484 page 84

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

" 249824 M H

WARAANTY DEED

COMPARED

19.00

THIS INDENTURE, Made this 6th day of August, 1923 by and between Alfred E. Aaronson and Millicent L. Aaronson, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and Millicent L. Aaronson, of the second part:

WITNESSETH: that the said parties of the first part, in consideration of the sum of One (\$1.00) Dollar, and other good and valuable considerations, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees; that the lot or lots hereby conveyed shall not within a period of ten years from November 28th, 1919, be used for any other than residence purposes: that one residence only shall be erected on lots conveyed; that no residence shall cost less than \$5,000.00, including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that no building or any part thereof, except steps or entrance approach without roof, shall be built or extend within Twenty-five feet of the front lot line or closer than fifteen feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety feet of the front lot line or within twenty-five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person 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 the conditions hereof; 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:

Lots Thirteen (13), Fourteen (14), Fifteen (15) and Sixteen (16) in Block Seven (7) in Maple Ridge Addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of the County Clerk within and for Tulsa County, O Oklahoma.

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 Alfred E. Aaronson and Millicent L. Aaronson, his wife 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, discharged and unincumbered of and from all former and other grants, titles, Charges, estates, judgments, taxes, assessments, and incumbrances of whatsoever nature or kind, except a certain mortgage in the sum of Twenty One Thousand (\$21,000.00) Dollars to the Farm and Home Savings and Loan Association of Missouri, and that they will warrant and forever defend the same unto the said party of the second part, hereheirs 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 assessment tax shall be paid by the party of the second part.