

6. This lot shall not within a period of Thirty (30) years from March Fifth, 1923, be used for business, apartment house, duplex or any other purpose whatsoever except for residence purposes and only one residence shall be built on this lot: no buildings of any kind whatsoever shall be moved on this lot from other locations.

7. This lot, or any part thereof, shall never be sold or rented to, or occupied by, any persons of African descent, commonly known as negroes, except that the building of a servants house to be used only by servants of owners of this lot shall not be considered any breach of this condition.

8. No bill-boards or advertising sign, shall be erected or maintained on this lot, nor shall any building or structures be erected thereon for advertising purposes.

9. No garage or other outbuilding shall be erected upon this lot for use for temporary residence purposes.

10. All of the restrictions above mentioned shall be binding upon the purchaser of this lot and upon his respective heirs, successors and assigns, for a period of thirty (30) years from March Fifth, 1923, and shall automatically be continued thereafter for periods of twenty (20) years each, unless at least five (5) years prior to the expiration of the first thirty (30) year period or any subsequent twenty (20) year period the owners of a majority of the net acreage of the land restricted in the entire said Oak Cliff Addition to the City of Tulsa, Oklahoma, exclusive of streets and avenues, shall execute and acknowledge an agreement or agreements in writing releasing the said property from any or all of the above restrictions, and shall file the same for record in the office of the County Clerk of Tulsa County, Oklahoma.

A Violation of any of the foregoing conditions and restrictions by the purchaser his heirs or assigns of this lot shall work a forfeiture of all title in and to such lot with all improvements placed thereon, and such title shall then revert to the grantor herein, its successors, and assigns."

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 thereof by its Secretary and its corporate seal to be hereunto affixed on the date first above mentioned.

Attest:

(Corp Seal)

Oak Cliff Realty Company,

C. B. Walker

By Theodore Cox.

Secretary

President.

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, the undersigned, a Notary Public in and for said County and State, on this 9th day of June 1924, personally appeared Theodore Cox, to me known to be the identical person who subscribed the name of the maker thereof to the within and 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 such corporation for the uses and purposes therein set forth.

My commission expires April 19, 1927 (Seal)

T. S. Cox, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma on June 9, 1924 at 4.40 o'clock P. M. in Book 485 page 397

Brady Brown, Deputy

(Seal)

O. W. Weaver, County Clerk

260219

GENERAL WARRANTY DEED

COMPARED

THIS INDENTURE? Made this 26 day of May 1924, between the SUNSET GARDENS COMPANY, a corporation, of Tulsa, Oklahoma, party of the First Part, and Ross H. Rayburn (whether one or more), of Tulsa, Tulsa County, Oklahoma party of the second part.

INTERNAL REVENUE

2.00

collected