

And said J. O. Campbell, and Maude Campbell, his wife, and J. W. Bozarth and Blanche M. Bozarth, his wife, their heirs, executors or administrators do hereby covenant, promise and agree to and with said party of the second part, at the delivery of these presents that 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 and discharged and unencumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, including ferret taxes, assessments, liens and encumbrances, of whatever nature and kind, and that they will warrant and forever defend the same unto the said party of the second part, his heirs and assigns, against said parties of the first part, their heirs or assigns and all and every person or persons whomsoever, lawfully claiming or to claim the same.

The following conditions, to be in force and effect for four (4) years from the date of the execution of this instrument; that the said premises shall not, nor shall any part thereof be used to erect or maintain thereon any duplex or apartment house, factory, public garage, or filling stations, or business building nor any other non-private residential structure, except such incidental or subsidiary buildings as are ordinarily used on private residential premises; that no residence that shall cost less than \$7,500.00, including subsidiary buildings and improvements, shall be built on any one of said lots; except on lots, 1, 2, 3, and 4, Block 3, and lots 2, 3, and 4, Block 4, on each of which lots two residences may be constructed; that no building or any part thereof except steps or entrance approach without roof shall be built or extend within 75 feet of the front line or closer than 75 feet of the street line; and no garage, servant's house or other subsidiary buildings shall extend within 100 feet of the front line or within 25 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 maintenance of servant's quarters and their use and occupation by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered a breach of this condition, all of which restrictive conditions, the said grantors and said grantee, their heirs, executors, administrators and assigns, covenant to observe both towards each other and towards all present and future owners and lessees of lots or parcels of land in said Woody Crest Addition to the City of Tulsa, Oklahoma. Grantors hereby covenant that they will impose similar restrictive conditions on and against all lots and parcels in said addition hereafter sold or leased, by sufficient provisions in deeds, contracts and instruments of conveyance, pertaining thereto. Grantors hereby acknowledge full notice and knowledge of restrictive conditions which have been imposed upon all lots or parcels of land sold in said addition.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands this 6th day of May, 1924

J. O. Campbell

Maude Campbell

J. W. Bozarth

Blanche M. Bozarth

#### ACKNOWLEDGMENT.

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) SS:

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 6th day of May, 1924, personally appeared J. O. Campbell and Maude Campbell, husband and wife, and J. W. Bozarth and Blanche M. Bozarth, husband and wife, 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 for the uses and