

and assigns, against the party of the first part, and her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same, shall and will WARRANT and by these presents forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set ----hand the day and year first above written.

Fannie Laura Gipson

STATE OF CALIFORNIA ,)
COUNTY OF LOS ANGELES) ss.

On this 10th day of May A. D. 1924, before me W. H. Wood, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Fannie Laura Gipson known to be the person whose name is subscribed to the within Instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires April 12, 1925 (SEAL) W. H. Wood, Notary Public

in and for said County and State.

Filed for record in Tulsa County, Tulsa Oklahoma, May 19, 1924 at 4:20 o'clock P. M. in Book 486, page 163

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

258532 C. J.

WARRANTY DEED

THIS INDENTURE, Made this 7th day of March A. D. 1923 between Thos P. Malvin, a single man, J. H. Boyle and Van Leigh Boyle, his wife of Tulsa County, in the State of Oklahoma, of the first part, and C. L. Sutton of the second part. 3.50

WITNESSETH, That the said parties of the first part in consideration of the sum of Three Thousand One Hundred Fifty and 00/100 DOLLARS 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 this date be used for any other than residence purposes; that no store building, hotel, duplex house, flats or apartments shall be erected thereon during said period; that no residence that shall cost less than Six Thousand Five Hundred Dollars shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within 25 feet of the front lot line or closer than ----feet of the side street line, and no garage, servant's house or other subsidiary building shall extend within 70 feet of the front lot line or within ----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 his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit: Lots Twelve (12) and Thirteen (13) in Block One (1) in Sunset View Addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof duly recorded in the office of Register of Deeds within and for Tulsa County, 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 Thos. P. Melvin, J. H. Boyle and Van Leigh Boyle for their heirs, executors, or administrators, do hereby covenant, promise and agree to and with said party