

\$3,500.00 shall be built on the lot or lots hereby conveyed; that no building or any part thereof except steps, porch or entrance approach shall be built within thirty five feet of the front lot line, nor shall any building or structure be so built as to extend over any part of said lot or lots upon which there exists an easement for public utilities; no garage servants' quarters or subsidiary building shall be built within seventy five feet of the front lot line; no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent or negro blood, PROVIDED, however, that occupancy of servant quarters by servants of the owner or lessee shall not be regarded as abreach of this condition. Any violation of the foregoing restrictions or conditions by party of the second part, his heirs or assigns, shall work a forfeiture of all title in and to the property hereby conveyed and the same shall thereupon revert to and become vested in the party of the first part, its successors and assigns, who shall thereupon be entitled to the immediate possession thereof without notice or demand.

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TO HAVE AND TO HOLD the same together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise pertaining, forever.

And the said party of the first part, for itself, its successors and assigns does hereby covenant, promise and agree, to and with the said party of the second part, his heirs and assigns, that at the delivery of these presents it is lawfully seized in its own right of an indefeasible estate of inheritance in fee simple of, in and to all and singular the above described and grnated premises with the appurtenances, and that the same is free, clear discharged and unincumbered of and from all other and former grants, charges, titles, estates, judgments, taxes, assessments and encumbrance of whatsoever nature and kind EXCEPT grants, titles, charges, judgments, liens and encumbrances executed or suffered to be created by party of the second part or those holding under him; and except general taxes becoming due on or after the 1st. day of January 1921, and conditions restrictions and easements of record and existing mineral lease of record. And that it will warrant and forever defend the said party of the second part his heirs and assigns against the said party of the first part, its successors and assigns, and all and every person lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed by its President and its corporate seal affixed this 5th. day of June, 1924.

ATTEST: F H PRATT, Secretary. (Seal)

EXPOSITION HEIGHTS COMPANY

By C.W. Brewer, President.

STATE OF OKLAHOMA 0
0 SS
TULSA COUNTY 0

Before me, the undersigned, a Notary Public in and for said County and State on this 5th. day of June, 1924, personally appeared C.W. Brewer to me known to be the identical person who signed 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 said corporation, for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

(SEAL)

Elizabeth B. Windsor, Notary Public.

My Commission expires February 7, 1928.

Filed for record on the 30th. day of June, 1924, at the hour of 8:00 o'clock A.M.

By : Brady Brown, Deputy

(SEAL)

O G WEAVER, County Clerk.