

The said SUNSET GARDENS COMPANY does hereby covenant, promise and agree to and with the said party of the Second part, that at the delivery of these premises, it is lawfully seized in its own right of an absolute and indefeasible 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 unencumbered of and from all former and other grants titles, estates, judgments, taxes, assessments and encumbrances of whatsoever nature and kind, except general or ad valorem taxes for the year 1924, and all subsequent years, and except all installments of assessments for special improvements becoming delinquent on or after June 1, 1923; payable of which excepted taxes and assessments is hereby assumed by second party and except for easement or easements and reservations set forth and described in the recorded plat of said addition above referred to which such easements and reservations are hereby accepted by second party as binding on him, his heirs and assigns, and that the First Party will warrant and forever defend the title to said property unto the said Party of the Second Part, his heirs and assigns.

Title to the property hereby conveyed shall be taken and held subject to all the stipulations, conditions and restrictions as set forth in and made a part of the plat of Sunset Terrace; as filed for record aforesaid, and now appearing of record in Book \_\_\_\_\_ of Plats at page \_\_\_\_\_ of the records in the office of the County Clerk of Tulsa County, Oklahoma, which said conditions and restrictions are hereby referred to and incorporated herein and made a part hereof as fully as if the same were herein set out in full.

All said conditions and restrictions are hereby made obligatory and binding upon the Party of the Second Part; his heirs and assigns, and shall be restrictions running with the land, and for violation of any one or more of said restrictions or limitations, the Second Party herein, his heirs or assigns, shall be liable to the Party of the First Part herein, and to any and all other person suffering loss or damage by reason of such violation; and the right is hereby reserved by First Party, and by the acceptance hereof, the Second Party hereby consents thereto, to restrain the Party of the Second part, his heirs or assigns, by due and legal process, the performance by Second Party, his heirs or assigns, or by his agents of any act or omission to act, which shall constitute a violation or breach of any such limitations or restriction.

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 by its Secretary, and its corporate seal to be hereunto affixed on the day above mentioned.

ATTEST;

(corp seal)

SUNSET GARDENS COMPANY

T.W. McKinzie Secretary

By- A. L. Farmer President.

STATE OF OKLAHOMA }

SS

COUNTY OF TULSA }

(( On this 29th day of October, 1924 before me, the undersigned, a Notary Public, in and for the county and state aforesaid, personally appeared A. L. Farmer to me known to be the identical person who subscribed the name of the maker thereof to the 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.

Given under my hand and seal of office the day and year last above written.

My commission expires Sept 2- 1928

(No seal)

L.G. Curran Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, October 31st, 1924 at 10:05 O'clock A. M. and recorded in Book 489, Page 331.

By Brady Brown

Deputy

(seal)

O. G. Weaver County Clerk,