

STATE OF GEORGIA)
 CHATHAM COUNTY) SS

Before me, J. F. Slaton, a Notary Public in and for said County and State, on this 6th day of December, 1924 personally appeared J. F. Buckner, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Vice-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,

Witness my hand and official seal the day and year last above written
 My commission expires Aug. 11th. 1928 (seal) J. F. Slaton Notary Public,
 Filed for record in Tulsa. Tulsa County, Oklahoma, December 11th 1924 at 4:30 O'clock P. M.
 and recorded in Book 489. Page 397.

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

#274065 #C

GENERAL WARRANTY DEED;

This Indenture, Made this 7th day of June 1924 between G. R. Richards and Bertha G. Richards, his wife, of Tulsa County, Oklahoma, parties of the first part, and W. K. Reed party of the second part.

WITNESSETH; That in considerations of the sum of Two Hundred Forty & No/100 Dollars (\$240.00) the receipt of which is hereby acknowledged, the parties of the first part do by these presents grant, bargain, sell and convey unto said party of the second part his heirs and assigns, all of the following described real estate situated in the County of Tulsa State of Oklahoma, to-wit;

Lots Twenty-three (23) and Twenty-Four (24) in Block
 Ten (10).

in Vineyard Addition to the Town of Skiatook, Oklahoma. according to the plat filed thereof reserving, however unto the parties of the first part, their heirs and assigns, the oil and gas mining rights in and to said lands with the right of ingress and egress, and with the right to use such portion of the surface as may be necessary in operation and development for oil and gas, to have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging to in any wise appertaining forever, SUBJECT HOWEVER; TO ANY OIL AND GAS MINING lease or pipe line grants on said property now of record but granting unto party of the second part his heirs and assigns, an undivided Two Six-hundred-fourths (2/604) interest in and to all the oil or gas royalties from the sale of oil or gas hereafter marketed from the lands comprising VINYARD ADDITION to the Town of Skiatook, Oklahoma and SUBJECT, further to the restriction that no residence or business house shall be erected upon said premises unless same have solid foundation of either stone, brick, or cement; and be weather-boarded; shingled-roofed; and plastered or plaster-boarded inside, This restriction shall run with the lands and a violation thereof shall work a forfeiture of title in favor of the parties of the first part, PROVIDED however, that the forfeiture herein provided shall never be invoked against any mortgage in good faith who has not breached said covenant under any mortgage executed prior to the breach of such covenant, to the extent of said mortgagee's interest in and to the lands or premises hereby conveyed; and the parties of the first part covenant and agree that they are the owners of the lands first hereinbefore described and that same are free, clear, discharged and unencumbered of and from all former and other grants, title charges, estates, judgments, taxes, assessments and encumbrances, of whatsoever nature and kind, EXCEPT, the oil and gas lease and certain pipe line grants now of record and that they will warrant and forever defend the same unto said party of the second part his heirs and assigns, against said parties of the first part, their heirs and assigns, and all

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