

untary 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.

My commission expires March 11, 1926.

(SEAL) W.L. Rinaman, Notary Public.

Filed for record at Tulsa, Tulsa County, Oklahoma, May 29, 1924, at 4 o'clock P.M. and recorded in book 489, page 76.

By Brady Brown, Deputy.

(SEAL) O.G. Weaver, County Clerk.

489

#259476 NS

COMPARED

GENERAL WARRANTY DEED.

INTERNAL REVENUE  
\$1.00

THIS INDENTURE, Made this 29th day of May, A.D. 1924, between Fletcher H. Pratt, a single man, party of the first part, and Jess Whatoff and Alice Whatoff, his wife, parties of the second part;

WITNESSETH; That the said party of the first part, in consideration of the sum of Nine Hundred Dollars (\$900.00), the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell and convey unto said parties of the second part, their heirs and assigns, all of the following described real estate situated in Tulsa County, Oklahoma, to-wit;

Lot Six (6) of Block One (1) of Exposition Heights Second Addition to Tulsa according to the plat thereof duly recorded in the County Clerk's Office in and for Tulsa County, Oklahoma.

And the said parties of the second part as a further consideration and condition of this deed, assent and agree by an acceptance thereof, as follows; That the lot or lots hereby conveyed shall not, within a period of ten (10) years from this date, be used for any other than residence purposes; that no residence which, together with necessary garage or servants' quarters, shall cost less than \$3500.00 shall be built on the lot or lots hereby conveyed and the said garage or servants' quarters, regardless of actual cost, shall not be computed at more than \$500.00 and shall not be built closer than Seventy Five (75) feet to the front lot line; that no buildings, nor any part thereof, nor any projection thereon, shall be built upon or extended upon or over that part of said real estate upon which there exists an easement for public utilities, and that no building, or any part thereof except porches, steps, or entrance approach, shall be built or extended within thirty five (35) feet of the front lot 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 or negro blood; provided, however, that the occupancy of servants' quarters by servant of the owner or lessee of the lot or lots hereby conveyed shall not be a violation or breach of the conditions hereof. Any violation of the foregoing conditions or restrictions by the parties of the second part, their heirs or assigns, shall work a forfeiture to all title in and to said lot or lots acquired under this deed and the same shall thereupon revert to and become vested in party of the first part, his heirs and assigns, forever, who shall thereupon be entitled to the immediate possession of said lot or lots.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements and appurtenances thereto belonging or in anywise appertaining forever.

And the said party of the first part, for himself, his heirs and assigns, hereby covenants, promises and agrees to and with said parties of the second part, that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of, and in all and singular the above described