

real estate, that said real estate was vacant property, and that there were no buildings erected thereon and that said real estate was not the homestead of the grantors Harry C. Trentman, J. L. Trentman and Jeannette M. Trentman, nor was the said real estate ever occupied by them as such, and further affiant sayeth not.

M. Hughes

Subscribed and Sworn to before me this 24 day of October A.D. 1924.

My commission expires Sept. 13-1927. (Seal)

Chas. B. Carden, Notary Public.

ACKNOWLEDGMENT

STATE OF OKLAHOMA,)
County of Tulsa.) ss.

Before me, a Notary Public in and for said County and State on this 24th day of October A. D. 1924 personally appeared M. Hughes, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and official seal the day and year last above written.

My commission expires 9/13/1927.

(Seal)

Chas. B. Carden, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma, October 24, 1924, at 3:20 o'clock P.M. and recorded in Book 490, Page 295.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

270502 C.M.J.

INTERNAL REVENUE

2.00

Cancelled

WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS: That Margaret E. Reynolds, a single woman, and E. P. Harwell and Mary W. Harwell, his wife, parties of the first part, in consideration of the sum of Two Thousand and No/100 Dollars, in hand paid, the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto Ruth B. Martin of Tulsa County, State of Oklahoma, party of the second part, her heirs and assigns, the following described land, property and premises, situated in Tulsa County, State of Oklahoma, to-wit:

Lot Eight (8), Block Two (2),

in Hillcrest Addition to the city of Tulsa, Oklahoma, according to the official plat thereof, duly recorded in the office of the County Clerk in and for Tulsa County, Oklahoma.

And the said party of the second part as a further consideration and condition of this deed, assents and agrees by acceptance thereof, as follows: 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 residence that shall cost less than \$4000.00 shall be built on the lots hereby conveyed; that no building or any part thereof, except steps or entrance approach without roof, shall be built or extend within twenty-five feet of the front lot line or closer than fifteen feet of the side street line, and no garage, servants' house or other subsidiary buildings shall extend to within ninety feet of the front lot line or within twenty-five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of African descent; provided, however, that the building of a servants' 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. Any violation of the foregoing condition and restriction by the party of the second part, her heirs or assigns, shall work a forfeiture to all title in and to said lots, and that the above conditions and restrictions shall extend to and are hereby made obligatory upon party of the second part, her heirs and assigns forever, together with all and singular the hereditaments and appurtenances thereunto belonging, and the title shall thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein

COMPARED BY
P.S. and J.W.