

In the presence of.

B. F. Barnett.

State of Oklahoma)

Tulsa County )

SS Before me, the undersigned, a Notary Public, in and for said County and State, on this 20th day of July, 1923, personally appeared B. F. Barnett, 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 aboveset forth.

(SEAL) R. K. Phipps, Notary Public.

My commission expires Jan 2, 1926.

Filed for record in Tulsa County, Okla. on Sept. 5, 1924, at 3:00 P.M., recorded in book 491, page 483, Brady Brown, Deputy,

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

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GENERAL  
WARRANTY DEED.

This indenture, made this 22nd day of August, A.D. 1924, between Exposition Heights Company, a corporation organized under the laws of the State of Oklahoma, party of the first part, and O. R. Pruitt, party of the second part.

Witnesseth, that the said party of the first part in consideration of one dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, does by these presents grant, bargain, and sell, and convey unto said party of the second part, his heirs and assigns, all of the following described real state and premises situated in Tulsa County, Oklahoma, to-wit: Lot seven (7) in block two (2) in Exposition Heights addition to the City of Tulsa, according to the recorded plat thereof.

The said party of the second part, as a further consideration for and as a condition of this conveyance assents and agrees by the acceptance hereof as follows: That the lot or lots hereby conveyed shall not, for a period of ten years from the date hereof be used for any other than residence purposes; that no residence costing less than \$3500.00 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 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, servant's quarters or subsidiary building shall be built within seventeen five feet of the front lot line; 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 occupancy of servant quarters by servants of the owner or lessee shall not be regarded as a breach 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.

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