

State of Okla. )  
 ) SS. Before me, G.H. Blankenship, a Notary Public, in and for said County  
 Tulsa County )  
 and State, on this 16 day of September 1924 personally appeared Hazel Wilma Grove and G.G.  
 husband  
 Grove her /me known to be the identical persons who executed the within and foregoing instru-  
 ment, and acknowledged to me that they executed the same as their free and voluntary act and  
 deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year above set forth.

My commission expires December 6th 1924. (SEAL) G.H. Blankenship, Notary Public  
 Tulsa Oklahoma  
 Filed for record in Tulsa County / Sept 16, 1924 at 1:20 o'clock P. M. in Book 494, page  
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By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk

267531 C.J.

# WARRANTY DEED

THIS INDENTURE, Made this 19th. day of August, 1924, between the OAK CLIFF REALTY  
 COMPANY, A Corporation, of Tulsa, Oklahoma, party of the first part, grantor, and Theodore  
 Cox, party of the second part, grantees.

## WITNESSETH:

THAT, in consideration of the sum of ONE DOLLAR and other valuable consideration,  
 the receipt of which is hereby acknowledged, said party of the first part does by these pre-  
 sents, grant, bargain, sell and convey unto said party of the second part, his heirs and as-  
 signs, all the following described real estate, situated in the County of Tulsa, State of  
 Oklahoma, to-wit:

Lot numbered Eight (8), in Block numbered Four (4), all in the  
 Oak Cliff Addition to the City of Tulsa, according to the amended plat  
 thereof, filed for record on the 12th, day of July 1924, in the office  
 of the county Clerk within and for Tulsa County, Oklahoma,

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements,  
 hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

The said OAK CLIFF REALTY COMPANY, a Corporation, does hereby covenant, promise  
 and agree to and with the said party of the second part, at the delivery of these presents,  
 that it is lawfully seized in its own right of an absolute and indefeasible estate of inheri-  
 tance in fee simple, of and in all and singular the above granted and described premises,  
 with the appurtenances; that the same are free, clear and discharged and unencumbered of and  
 from all former and other grants, titles, charges, estates, judgments, taxes, assessments  
 and encumbrances, of whatsoever nature and kind, (except general taxes for the year 1924, and  
 all subsequent years, and except all installments on special improvements becoming delinquent  
 after this date, payment of all of which is hereby assumed by second party, and except for  
 easement for sewers and other such facilities as appear of record,) and that it will warrant  
 and forever defend the same 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 the  
 following stipulations and restrictions as to the use thereof, and the grantee, his heirs  
 or assigns, to conform to and observe such stipulations and restrictions,

1st: None of the lots hereby conveyed shall within a period of thirty (30)  
 years from July 12, 1924 be used for business, apartment house, duplex or any other purpose  
 whatsoever except for residence purposes and only one residence shall be built on a single  
 lot; no buildings of any kind whatsoever shall be moved on any lot from other locations.

2nd. No residence shall be built upon any of the lots hereby conveyed, costing less  
 than \$10,000.00 on each lot, inclusive of the cost of other subsidiary buildings, and im-  
 provements thereon.