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By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

268030 C.J.

GENERAL WARRANTY DEED

THIS INDENTURE, Made this 9th day of October, A. D. 1923, between EXPOSITION HEIGHTS COMPANY, a corporation organized under the laws of the State of Oklahoma, party of the first part, and Alva C. Pickens 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 DOLLARS the receipt of which is hereby acknowledged, does by these presents grant, bargain and sell, and convey unto said part---- of the second part, his heirs and assigns, all the following described real estate and premises situated in Tulsa County, Oklahoma, to-wit: Lot Seven (7) in Block Six (6), Lot Eight (8) in Block Six (6) 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 \$3,500.00 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-five 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, servants' quarters or subsidiary building shall be built within seventy-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 above described and granted premises with the appurtenances, and that the same is free, clear, discharged and unincumbered of and from all other and former grants, charges, titles, estates, judgments, taxes, assessments and encumbrance of whatsoever nature and kind EXCEPT grants, titles, charges, judgments, liens and encumbrances executed, or suffered to be created by part---- of the second part or those holding under his; and except general taxes becoming due on or after the First day of January, 1924, and conditions, restrictions and easement of record and existing mineral lease of record. And that it will warrant and forever defend the said party of the second part his heirs and assigns against the said party of the first part, its successors and assigns, and all and every person lawfully claiming or to claim the same or any part thereof.