

Filed for record in Tulsa County, Tulsa, Oklahoma, on Sept. 6, 1924 at 11:30 A. M. o'clock in Book 496, page 117.

By Brady Brown, Deputy.

(SEAL)

O. G. Weaver, County Clerk.

226776.-OW.

WARRANTY DEED.

3.00

THIS INDENTURE, Made this 5th day of September 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, grantee.

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 presents, grant, bargain, sell and convey unto said party of the second part, his heirs or assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots numbered Two (2) and Three (3) in Block numbered Eleven (11) and Lot numbered Eight (8) in Block numbered Seventeen (17) and Lot Ten (10) in Block Three (3), 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 anywise 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 inheritance 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, title, charges, ^{as} taxes 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 part, 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, shall be held to agree and covenant with the grantor, its successors and 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 Lots Two (2) and Three (3) in Block Eleven (11), costing less than \$5,000.00, on Lot Eight (8) in Block Seventeen (17) and Lot Ten (10) Block Three (3), costing less than \$7,500.00. Inclusive of the cost of other subsidiary buildings and improvements thereon.

3rd: No residence or parts thereof--except open porches, or fences--shall be erected closer to the street or streets than the building limit line indicated on the official plats of these additions and the amended plat of Blocks 4 and 5 of Oak Cliff

L. G. W.