

the day and year above set forth.

(Seal)

Elizabeth B. Windsor,  
Notary Public.

My commission expires February 7, 1928.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 9, 1924 at 3:25 P. M. o'clock  
Recorded in book 496, page 140.

By Brady Brown, Deputy. (Seal) O. G. Weaver, County Clerk.

267014.-Cw.

GENERAL WARRANTY DEED.

THIS INDENTURE, Made this 13th day of January, A. D. 1921, by John W. Perryman, a single man, Clarissa Richards and B. P. Richards, her husband, by Fletcher H. Pratt, their attorney-in-fact, all of Tulsa, Oklahoma, of the first part and Cyrus S. Avery, of Tulsa, Oklahoma, of the second part.

WITNESSETH, That in consideration of the sum of Six Thousand, Four hundred, and Fifty DOLLARS the receipt whereof is hereby acknowledged, said parties of the first part, do by these presents grant, bargain, sell and convey unto said party of the second part, his heirs and assigns, all of the following described real estate situate in the City of Tulsa, County of Tulsa, State of Oklahoma, to-wit:

Lots Five (5), Six (6), Seven (7), Eight (8), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21), Twenty-two (22), in Block Four (4); Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) in Block Three (3); Lots Twenty-one (21), Twenty-two (22), in Block Six (6) in Exposition Heights 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, being a sub-division of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section Eight (8), Township 19 North, Range (13 East).

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 \$3500.00 shall be built on the lot or lots hereby conveyed; that no building, or any part thereof, except porch, steps, or entrance approach, shall be built or extend within thirty-five feet of the front lot line; that no part of this 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 conditions and restriction by the party of the second part his 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, his heirs and assigns forever, together with all and singular, the hereditaments and appurtenances thereunto belonging, and the title thereupon reinvest in parties of the first part, their heirs or representatives; provided, however, that the forfeiture herein provided shall never be invoked and never become operative against any corporation, partners ip or individual who has become a mortgagee in good faith, prior to the breach of the foregoing covenants, to the extent of said mortgagee's interest in and to the land or premises herein conveyed.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements and appurtenances thereto belonging or in anywise appertaining forever.

And the said John W. Perryman, Clarissa Richards and B. P. Richards, her husband their heirs, executors, or administrators, do hereby covenant, promise and agree to and with

P.S.  
D.L.C.