

sold or rented to, or occupied by any persons of African decent, commonly known as negroes, except that the building of a servant's house to be used only by servants of owners of these lots shall not be considered any breach of this condition.

8th: No bill-boards or advertising sign shall be erected or maintained on any of said lots nor shall any building or structures be erected thereon for advertising purposes.

9th: No garage or other outbuilding shall be erected upon any of said lots for use for temporary residence purposes.

10th: All of the restrictions above mentioned shall be binding upon the grantee and upon his respective heirs, successors and assigns, for a period of thirty (30) years from March Fifth, 1923, and shall automatically be continued there-after for periods of Twenty (20) years each, unless at least five (5) years prior to the expiration of the first thirty (30) year period, or any subsequent Twenty (20) year period, the owners of a majority of the net acreage of the land restricted in the entire said OAK CLIFF ADDITION to the City of Tulsa, Oklahoma, exclusive of streets and avenues, shall execute and acknowledge as agreement or agreements in writing, releasing the said property from any or all of the above restrictions, and shall file the same for record in the Office of the County Clerk of Tulsa County, Oklahoma.

IT IS FURTHER UNDERSTOOD AND AGREED that these restrictions are covenants and shall be annexed to and run with the land and either the grantors herein or ay owner of real estate in Oak Cliff Addition to the City of Tulsa, Oklahoma, shall have the right to enforce said restrictions in any court of competent jurisdiction, either by suit or injunction to prevent the violation of such restrictions, or to recover damages for a violation of such restrictions.

IN WITNESS WHEREOF, The party of the first part has herunto caused its corporate name to be subscribed by its President or Vice-President, with attestation there of by its Secretary and its corporate seal to be hereunto affixed on the date first above mentioned.

(Corporate Seal)

Attest: C. B. Walker, Secretary.

STATE OF OKLAHOMA, )  
 ) SS.  
COUNTY OF TULSA. )

OAK CLIFF REALITY COMPANY,

By Theodore Cox, President.

Before me, T. S. Cox, a Notary Public in and for said County and State on this 21st day of August, 1924, personally appeared Theodore Cox, to me known to be the identical person who subscribed the name of the maker thereof to the within and foregoing instrument as its ---President, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation for uses and purposes therein set forth.

(Seal)

T. S. Cox, Notary Public.

My commission expires April 19, 1927.

Filed for record in Tulsa County, Tulsa, Oklahoma on Sept. 9, 1924 at 3:50 P. M. o'clock

Recorded in Book 496, page 147,  
By Brady Brown, Deputy.

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

267031-CW.

WARRANTY DEED.

42.00

THIS INDENTURE, Made this 1st day of June, A. D. 1923, by and between  
SUNSET GARDENS COMPANY, a corporation, organized and existing under and by virtue of the laws  
of the State of Oklahoma, hereinafter called the party of the first part, and George W. Snedden