

and the further consideration and as a condition of this deed to which the grants herein by accepting this deed assents and agrees; 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 \$6000.00 including subsidiary buildings and improvements shall be built on the lot or lots hereby conveyed; that one residence only shall be built on said lots; that no building or any part thereof, except steps or entrance approach without roof shall be built or extend within 25 feet of the front lot line or closer than ---- feet of the side street line and no garage, servants' house or other subsidiary buildings shall extend within ninety feet of the front lot line or within twenty five feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by, any person or African descent known as negroes; 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; does ^{by} these ^{persons} ~~persons~~ ^{present} grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot nine (9) in block two (2) in Weaver addition to the City of Tulsa, Oklahoma, according to the official plat thereof duly recorded in the office of the Register of Deeds 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.

And said Bettie Weaver, for her heirs, executors, or administrators, does hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents she is lawfully seized in her 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 unincumbered of and from all former and other grants, ^{titles} charges, estates, judgements, taxes, assessments and incumbrances, of what nature or kind soever, - none - , and that she will warrant and forever defend the same unto the said party of the second part, her heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

In witness whereof, the said party of the first part has hereunto set her hand the day and year first above written.

Bettie Weaver.

State of Oklahoma)
County of Tulsa) ss Before me, E. W. Clark, a Notary Public, in and for said County and State, on this 7 day of October, 1924, personally appeared Bettie Weaver, a widow, to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal the day and year last above written.

My commission expires Nov. 17, 1927; (SEAL) E. W. Clark, Notary Public.

Filed for record in Tulsa Co. on Oct. 8, 1924, at 9:00 A.M. recorded in book 497, page 75, Brady Brown, Deputy.

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

COMPALED BY
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