

My commission expires: March 30th, 1926

(SEAL)

Ada Marshall, Notary Public  
 Notary Public, New York Co. No. 540  
 New York County Register's No.  
 6580  
 Commission expires March 30, 1926

498

State of New York, )  
 County of New York, ) ss:

I, JAMES A. DONEGAN, Clerk of the County of New York, and also Clerk of the Supreme Court for the said County, the same being a Court of Record, having a seal, DO HEREBY CERTIFY, That Ada Marshall whose name is subscribed to the deposition or certificate of the proof or acknowledgment of the annexed instrument, and thereon written, was, at the time of taking such deposition, or proof and acknowledgment, a Notary Public in and for such County, duly commissioned and sworn, and authorized by the laws of said State, to take depositions and to administer oaths to be used in any Court of said County and for general purposes; and also to take acknowledgments and proofs of deeds, of conveyances for land, tenements or hereditaments in said State of New York. And further, that I am well acquainted with the handwriting of such Notary Public, and verily believe that the signature to said deposition or certificate of proof or acknowledgment is genuine.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the said Court and County, the 6th day of Oct. 1924.

(SEAL) James A. Donegan, Clerk

Filed for record in Tulsa County, Tulsa Oklahoma, Oct 31, 1924 at 1:00 o'clock P. M. in Book 498, page 301

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

270964 C.J.

WARRANTY DEED

INTERNAL REVENUE  
 \$ 7.00

Cancelled

THIS INDENTURE, Made this 28th, day of October, A. D. 1924, by and between the SUNSET GARDENS COMPANY, a corporation, organized and existing under any by virtue of the laws of the State of Oklahoma, hereinafter called the party of the first part, and LEONARD C. RITTS of Tulsa County, Oklahoma hereinafter called the party of the second part.

WITNESSETH, that the said party of the first part in consideration of the sum of (\$7,000.00) Seven Thousand Dollars and no/100 dollars, the receipt of which is hereby acknowledged, (and the further consideration and as a condition for this deed to which the party of the second part by accepting this deed assents and agrees, to-wit: that the lot or lots hereby agreed for to be conveyed shall not with in a period of twenty (20) years from this date be used for any other than residence purposes; only one residence designed for the occupancy of one family shall be erected on each lot; no residence shall cost less than (\$15,000.00) Fifteen Thousand Dollars including subsidiary buildings and improvements constructed on the lot or lots hereby conveyed; no building or any part thereof, except steps or entrances or approaches without roof, shall be built or extended within thirty (30) feet of the front lot line and no garage, servants' house or other subsidiary building shall extent within ninety (90) feet of the front lot line, and that no part of the lot or lots hereby conveyed shall ever be sold or rented or occupied by any person of 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 a violation of the last restriction hereinabove written; that the house to be erected on this lot shall be not less than Two stories; and any violation of these restrictions or any one thereof shall work a forfeiture of the lands herein conveyed unto the grantor herein, its successors and assigns).

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: Lot Nine (9) and the west (25) Twenty-five

 COMPARED BY  
 P. S. J. H.