

shall be erected on said premises within seventy feet from the front of the lot, or within fifty feet of any side street; that said premises shall never be conveyed to or occupied by persons of African descent, known as negroes, (provided, however that this shall not prevent negroes from occupying servant's quarters on said premises); that no permanent construction shall be built within three feet of the back of side property line of said premises, where sewers, gas mains, water mains, telephone or electric light lines may be located; that no bill-boards or other means of advertising shall ever be erected or located upon said premises; that no residence shall be moved from other premises and permanently located on the premises herein described; do by these present, grant, bargain, sell and convey unto said party of the second part, her heirs and assigns, all of the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot One (1) in Block Three (3) Sunset Park 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 the said Empire City Co., for itself, its successors and assigns do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents they are lawfully seized in their 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, discharged and un-incumbered of and from all former and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances, of what nature or kind soever, and that they will warrant and defend the same unto the said party of the second part, her heirs and assigns, against said party of the first part, its successors and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

IN WITNESS WHEREOF, said party of the first part hereto has caused these presents to be signed in its name by its President and the corporate seal to be affixed, attested by its Secretary, at Tulsa, Oklahoma, the day and year first above written.

(Corporate Seal)

EMPIRE CITY CO.
By Thomas J. Burke, President.

Attest: M. O. Floherty, Secretary.

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

Before me, I. E. Blazer, a Notary Public in and for said County and State on this 23rd day of January, 1925, personally appeared Thomas J. Burke to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instruments 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 the uses and purposes therein set forth. Witness my hand and official seal the day and year above written.

My commission expires Oct. 21, 1928 (Seal) I. E. Blazer, Notary Public.

Filed for Record in Tulsa County, Tulsa, Oklahoma on February 26th, 1925 at 1:30 P. M. o'clock P. M. Recorded in Book 499, page 616.

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

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COMPALED BY
RS and Jhy