

GENERAL WARRANTY DEED.

THIS INDENTURE, Made this 2nd day of August A. D. 1909, between Gustavus D. Pierce a single man, of Tulsa, Tulsa County, in the State of Oklahoma, of the first part, and G. H. Dietrich, of Tulsa, Oklahoma, of the second part.

WITNESSETH: The said party of the first part in consideration of the sum of One Thousand Dollars (\$1000.00) the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, all of the following described real estate, situated in the County of Tulsa and State of Oklahoma, to-wit:

A plot of ground Twenty feet in width and One Hundred feet in length, being a part of Lots Five and Six in Block One Hundred and Eight, in the City of Tulsa, Oklahoma, and more particularly described by meets and bounds as follows: Beginning at a point on the North Line of said Lot Six and Seventy five feet westerly of the Northeast Corner of said Lot; Thence running Westerly along the North line of said Lot Six, Twenty feet; Thence running Southerly parallel with the West line of said Lots Five and Six and Forty Feet therefrom to the South line of said Lot Five, One Hundred Feet; Thence Running Easterly along the South line of the said Lot Five, Twenty Feet; Thence running Northerly on a line parallel with the West Line of said Lots Five and Six and Sixty^{five} feet therefrom One Hundred feet to the point of beginning. Said plot of ground having a frontage of Twenty Feet on East Third Street, Tulsa, 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. Not including the buildings party situated thereon.

And said Gustavus D. Pierce, a single man, for his heirs, executors or administrators does hereby covenant, promise and agree to and with the said party of the second part that at the delivery of these presents he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgements, taxes, assessments and incumbrances, of what nature and kind soever; except as follows: As a part of the consideration, and as an inducement therefor the said tract of land is sold and conveyed with and subject to the following restrictions and conditions and as an easement thereon and in derogation of the Fee Simple title herein conveyed, to-wit: That any building erected on said tract of land shall not exceed one story in height, with the ceiling not to exceed twelve feet in height above the grade of the side walk in front of such building, and the front wall elevation of such building shall not exceed eighteen feet in height above the grade of the side walk in front of such building, and subject also to the easement of an alley 10 feet wide across the North end of the ground herein conveyed, and that he will warrant and forever defend the title to the same unto said party of the second part, his heirs and assigns, against said party of the first part, his heirs and all and every person whomsoever lawfully claiming or to claim the same.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand, the day and year above written.

Gustavus D. Pierce.

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

BEFORE ME, Beulah A. Hall, a Notary Public, in and for the said County and State,