

whereas, by virtue of the authority vested in it under said deed of trust, the said Union Trust Company, re-subdivided said forty (40) acres of land into blocks and lots, known as Park Dale addition to the city of Tulsa, Tulsa county, Oklahoma, the amended Plat of said addition being recorded in the office of the register of deeds for the county of Tulsa, state of Oklahoma, on the 11th day of January, 1911, at 2:30 o'clock P. M.

now, therefore, this indenture made this 24th day of January, 1911, between the Union Trust Company, as such trustee, Party of the first Part, in pursuance of the powers conferred upon it by said deed of trust and Mrs Virginia K. Fraley, Party of the second Part,

witnesseth, that for and in consideration of the sum of two hundred seventy nine & no/100 dollars, the receipt whereof is hereby acknowledged, the Party of the first Part, as such trustee, has granted, bargained, sold and conveyed, and by these Presents does grant, bargain, sell and convey unto the Party of the second Part, her heirs and assigns, the following described real property, lying and situate in the Park Dale addition to the city of Tulsa, Tulsa county, Oklahoma, to-wit:

lots fifteen (15) and sixteen (16) block four (4) of said Park Dale addition, together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining.

To have and to hold the same unto the said Party of the second Part, her heirs and assigns forever, Provided always, that this grant, and the covenants herein contained, are subject to a condition and reservation binding upon the Parties, their heirs or assigns; that the Party of the second Part, nor her heirs, executors, administrators or assigns, or any Person claiming under her shall ever sell or rent said property, or any part thereof, to a negro or any Person of African descent; but this Provision shall not be construed to prohibit the erection and use of such servant house or houses thereon as shall be necessary to be used in connection with the residence erected on said premises for white Persons.

Should the Party of the second Part, her heirs, executors, administrators, or assigns, or any other Person claiming under him violate any of the provisions hereof, the title to said property shall revert and re-vest in the Party of the first Part.

The Party of the first Part covenants and agrees with the Party of the second Part that, the covenants of warranty and all covenants and agreements by the said Parties in said trust deed of date May 2nd, 1910, shall run to the Party of the second Part, herein, and that the Party of the first Part will, as such trustee, forever warrant and defend the title to the said real property in and to the Party of the second Part her, heirs and assigns, against all claims or acts of the first Party and those of all Persons claiming by, through, or under it, and no other.

In witness whereof, the Party of the first Part has caused these Presents to be executed in its behalf by its vice-President, and attested by its secretary, and its seal of the corporation hereto affixed, by authority of its board of directors and by-laws, this 24 day of January, 1911.

Attest: (SEAL)

H. C. Clark, secretary.

Union Trust Company, trustee.
By O. H. Leonard, vice-President.

Acknowledgement.

State of Oklahoma, county of Tulsa, SS.

Before me, F. L. Dunn, a notary Public in and for said county and state, on this 24 day of January, 1911, Personally appeared O. H. Leonard, to me known to be the identical Person who subscribed the name of the maker thereof to the foregoing instrument, as its vice-President and acknowledged to me that he executed the same as his free and voluntary act and deed, and the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth. witness my hand and official seal.