

EAST SPENCER ADDITION SECTION 2

PART OF N.W. 1/4 OF SECTION 13, T.12N. - R.2W.1.M.

SPENCER, OKLAHOMA

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OWNER'S CERTIFICATE & DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

THAT, We, the undersigned, John E. Kramer and Ethel M. Kramer, husband and wife, do hereby certify that we are the owners of and the only persons having any right, title or interest in the land shown on the annexed plat of EAST SPENCER ADDITION, SECTION 2, to Spencer, Oklahoma, that we have caused the same to be surveyed into lots, blocks, streets and easements as shown on the annexed plat and we hereby guarantee a clear title to lands so dedicated from ourselves, our heirs or assigns forever, and have caused the same to be released from all encumbrances so that the title is clear except as shown by the Bonded Abstractor's Certificate.

For the purpose of providing an orderly development of the entire tract and for the further purposes of providing adequate restrictive covenants for the mutual benefit of ourselves or our successors in title to the subdivision of said tract, we hereby impose the following restrictions and reservations to which it shall be incumbent upon our successors to adhere.

1. All lots or tracts shall be known and described as residential lots, and no structure shall be erected, altered, placed or permitted to remain on any lot or tract other than one detached single family dwelling, and other structures customarily appurtenant thereto.
 2. No building or structure shall be located nearer than 25 feet to the front lot line. Likewise no such building or structure shall be located nearer to the side lot line than 5 feet, or nearer than 20 feet to the side Street line. No detached garage or other building, except main residential structure, shall be permitted nearer than 75 feet to the front lot line.
 3. There is hereby reserved 7 1/2 feet off the rear of each lot or tract, and where otherwise shown on the annexed plat, for the free use of all public utilities. All public utilities may be placed in the street.
 4. No basement tent, shack, garage, barn or other outbuildings erected on the tract shall at any time be used as a residence temporarily or permanently, nor shall any structure of a temporary character be used as a residence, except that this restriction shall not prohibit the use of or occupancy of a garage apartment or servants quarters.
 5. All dwellings erected or placed on any lot in this subdivision shall contain not less than 600 square feet of floor space, exclusively of porches and garages.
 6. No business, trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
 7. Septic tanks and private water wells may be used in this addition, but only after submitting plans and obtaining approval of the Oklahoma County Health Department. Septic tanks shall be located at least 20 feet from the house and water wells shall be located at least 15 feet from the side lot lines and 50 feet from septic tanks or tile field.
 8. These covenants are to run with the land and shall be binding on all parties and all parties claiming under them until January 1, 1983, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.
 9. If the parties hereto, or any of them or their heirs or assigns, violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.
 10. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.
- Witness our hands this 2nd day of April, 1958.

Ethel M. Kramer
Ethel M. Kramer

John E. Kramer
John E. Kramer

STATE OF OKLAHOMA} ss.
COUNTY OF OKLAHOMA}

Before me, the undersigned, a notary public in and for said County and State on this 2nd day of April, 1958, personally appeared John E. Kramer and Ethel M. Kramer, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: MARCH 8, 1959

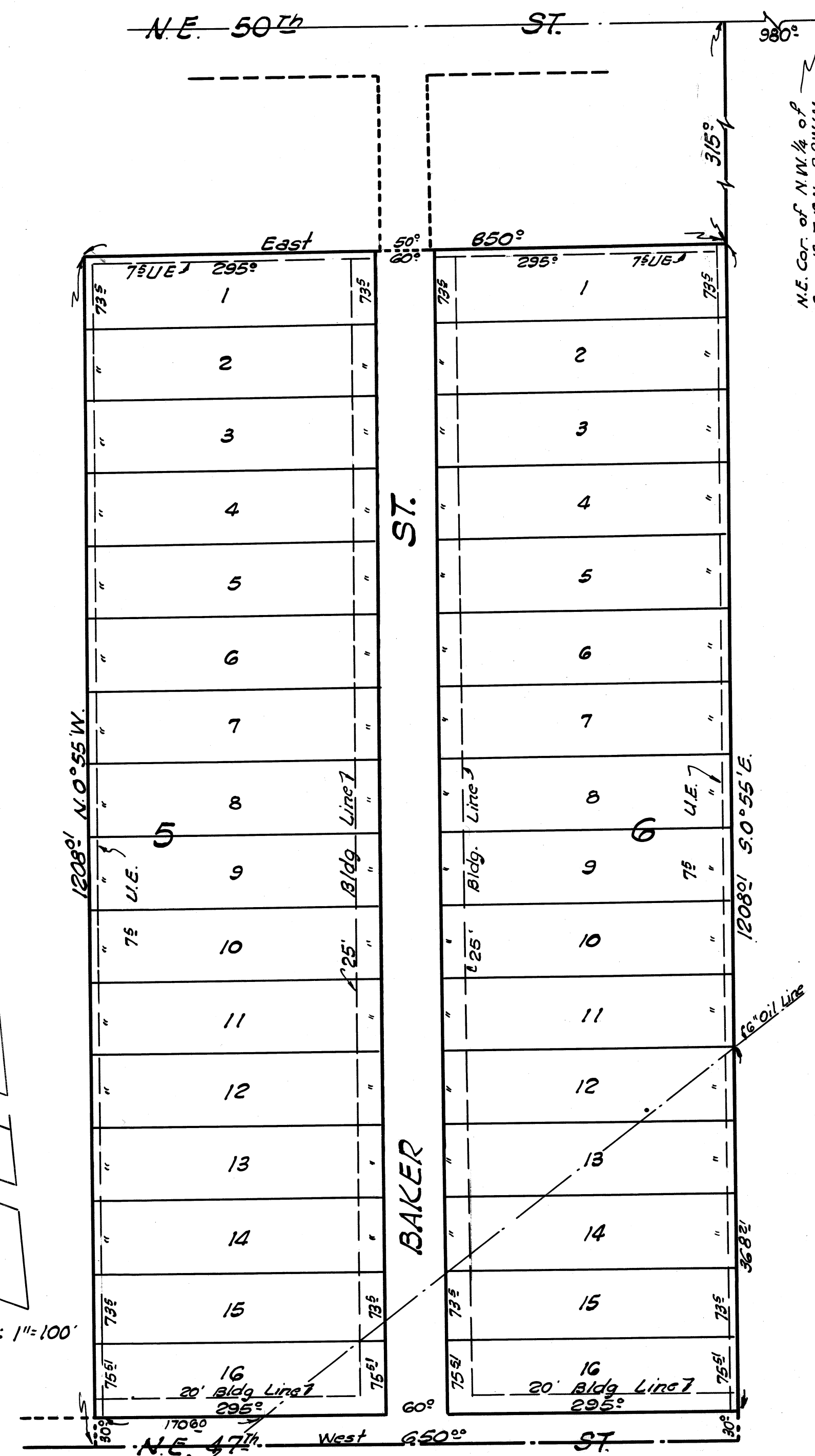
Leslie Judd Jr.
Notary Public

COUNTY TREASURERS CERTIFICATE

I, W.T. BILL HALE, do hereby certify that I am the duly elected, qualified and acting County Treasurer for Oklahoma County, Oklahoma, that the tax records of said County show that all taxes are paid for the year 1957, and prior years on the land shown on the annexed plat of EAST SPENCER ADDITION, SECTION 2, to Spencer, Oklahoma, that the required statutory security has been deposited in the office of the County Treasurer guaranteeing payment of the current year's taxes.

In Witness Whereof, said County Treasurer has caused this instrument to be executed at Oklahoma City, Oklahoma on this 9th day of April, 1958.

W.T. Bill Hale
County Treasurer
Chief Deputy



N.E. Cor. of N.W. 1/4 of Sec. 13, T.12N. - R.2W.1.M.

BONDED ABSTRACTOR'S CERTIFICATE

THAT the undersigned, duly qualified and lawfully Bonded Abstractor of Titles, in and for the County and State of Oklahoma, hereby certify that the records of said County show that the title to the land shown on the annexed plat of EAST SPENCER ADDITION, SECTION 2, is vested in John E. Kramer and that on the 3rd day of April 1958 there are no actions pending or judgments of any nature in any court or on file with the clerk of any court in said County and State against said land or the owner thereof; that the taxes for the year 1957 and all prior years are paid; that no outstanding tax sales certificates are against said land and that no tax deeds are issued to and persons and there are no liens, mortgages or other encumbrances of any nature against the land included in said annexed plat EXCEPT, Easements and right of ways of record; and Oil and Gas lease of record.

IN WITNESS WHEREOF, said Bonded Abstractor has caused this instrument to be executed this 3rd day of April, 1958.

ATTEST:
W.E. Spotts
Secretary

ABSTRACTOR and TITLE GUARANTEE CO.
Waldo R. Morrison
President

STATE OF OKLAHOMA} ss.
COUNTY OF OKLAHOMA}

Before me, the undersigned, a Notary Public in and for said County and State on this 3rd day of April, 1958, personally appeared WALDO R. MORRISON to me known to be the identical person who subscribed the name of ABSTRACT and TITLE GUARANTEE CO., a corporation, to the within and foregoing instrument 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 said corporation for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires: March 8, 1959

Leslie Judd Jr.
Notary Public

SURVEYORS CERTIFICATE.

I, R.W. THOMAS, do hereby certify that I am by profession a land surveyor and that the annexed plat of EAST SPENCER ADDITION, SECTION 2, to Spencer, Oklahoma consisting of one sheet correctly represents a survey made under my supervision on the 2nd day of April 1958, and that all monuments shown hereon actually exist and their positions are correctly shown.

R.W. Thomas
Land Surveyor

STATE OF OKLAHOMA} ss.
COUNTY OF OKLAHOMA}

Before me, the undersigned a notary public in and for the said County and State on this 2nd day of April, 1958 personally appeared R.W. THOMAS, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires March 8, 1959.

Leslie Judd Jr.
Notary Public

TOWN BOARD APPROVAL

I, J.D. MILLER, Chairman of the Town Board of Spencer, Oklahoma hereby certify that the said Town Board duly approved the annexed plat of EAST SPENCER ADDITION SECTION 2, to Spencer, Oklahoma, on the 2nd day of April 7, 1958

J.D. Miller
Chairman

