

GENERAL WARRANTY DEED RECORD NO. 400 COMPARED

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The New Dispatch Print & Audit Co., Okmulgee, Okla.

THIS INDENTURE, Made this 1st day of May A. D. 1922, between
A. V. Boswell Jr and Lillian Maude Boswell husband and wife and Mattie Jane Boswell
a widow,
Tulsa Tulsa County, in the State of Oklahoma, party of the first part, and
Lewin M. Stewart party of the second part.

WITNESSETH: That in consideration of the sum of Twelve Hundred and no/100

100 DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part, do by these presents, grant, bargain, sell and convey unto said part y
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 three (3) in Block Two (2) Boswell's Addition to the city of Tulsa, Oklahoma,
according to the recorded plat thereof.
Party of the second part as a further consideration and condition of this deed assents and
agrees by acceptance thereof, as follows, that the lot or lots hereby conveyed shall not
within a period of five years from this date, be used for any other than residence purposes
that no residence that shall cost less than \$3500.00 shall be built on the lot or lots
hereby conveyed that no part of the lot or lots hereby conveyed shall ever be sold or rented
or occupied by any person of African descent provided however that the building of a servants
house to be used only servants of the owner or lessee of the lot or lots hereby conveyed shall
not be considered as a breach of the conditions hereof. Any violation of the foregoing con-
dition and restriction by the party of the second part his heirs or assigns shall work a
forfeiture to all title in and to said lots, and that the above conditions and restrictions
shall extend to and are hereby made obligatory upon party of the second part, his heirs
and assigns forever.

INTERNAL REVENUE
\$ 150.
Cancelled

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining, forever.

And said A. V. Boswell Jr Lillian Maude Boswell and Mattie Jane Boswell for themselves their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part y of the second part that at the delivery of
these presents that 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 and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments,
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT

Taxes of every nature whatsoever

and that they will warrant and forever defend the same unto the said part y of the second part, her heirs and assigns, against
said part y of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the
same.

IN WITNESS WHEREOF, The said part ies of the first part ha ve hereunto set their hand s the day and year first above written.

A. V. Boswell Jr

Lillian Maude Boswell

Mattie Jane Boswell

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, B. J. Grotkop, a Notary Public in and for said County and State on this 1st
day of May 1922, personally appeared A. V. Boswell Jr and Lillian Maude Boswell
husband and wife and Mattie Jane Boswell a widow
to me known to be the identical person s 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.
Witness my hand and the official seal the day and year last above written.

My commission expires Oct. 4, 1924 (SEAL) B. M. Grotkop Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record, this the 12th day of May 1922 at 1:10 o'clock P. M.

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Chas. Haley

Deputy.

(SEAL) O. D. Lawson

County Clerk.