

This Indenture, Made this 1st day of November, A. D. 1922 between
A.Y. Boswell Jr and Lillian Maude Boswell husband and wife and Mattie Jane Boswell a widow
 of Tulsa County, in the State of Oklahoma, party of the first part and
R. G. Lytal party of the second part.

Witnesseth: That in consideration of the sum of Fourteen Hundred Fifty and no/100

DOLLARS,

the receipt whereof is hereby acknowledged, said part 1st of the first part do by these presents grant, bargain, sell and convey unto said part y of the second part his heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

All of Lot Twelve (12) Block Two (2) Boswells Addition to the city of Tulsa, Oklahoma according to the recorded plat thereof. Party of the first 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 \$2500.00 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 servant's house to be used only by servants of the owner or lessee of the lot or lots hereby conveyed, shall not be considered as a breach of condition hereof, any violation of the foregoing condition and restrictions 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 hereby made obligatory upon the 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 anywise appertaining, forever.

And said A.Y. Boswell Jr. and Lillian Maude Boswell husband and wife and Mattie Jane Boswell a widow for themselves, 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.

Unmatured special and general taxes of ever nature whatsoever.

and that they will warrant and forever defend the same unto the said part y of the second part his 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 y of the first part ha ve hereunto set their hands the day and year first above written.

A.Y. Boswell Jr

Lillian Maude Boswell

Mattie Jane Boswell

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, the undersigned 1st day of November, 1922, personally appeared A.Y. Boswell Jr and Lillian Maude Boswell husband and wife and Mattie Jane Boswell a widow,

to me known to be the identical per. on E 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 official seal the day and year last above written.

My commission expires Oct. 4th 1924 (SEAL) B.M. Grotkon Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss. 29th day of Dec., 1922, at 4:00 o'clock P. M.
 Filed for record this the

Book No. 429, Page No. 45b

(SEAL) O.D. Lawson County Clerk.

F. Delvan

Deputy.