

WARRANTY DEED COMPANY, CHAS. CITY, MO. 64101

This Indenture, Made this 19th day of January, A. D., 1923, between
A. V. Boswell Jr and Lillian Laude Boswell husband and wife and Lattie Jane
Boswell a widow, ies
of Tulsa County, in the State of Oklahoma, party of the first part and
R. M. McCreery party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable
considerations (\$1.00) DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said party 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 Four (4) in Block three (3) in 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 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 by 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 conditions and restrictions by the party of the second part, his heirs and assigns shall work a forfeiture to all title in and to said lot or 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.

COMPALED

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. V. Boswell Jr and Lillian Laude Boswell husband and wife and Lattie Jane
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party of the second part that at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefensible 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 every nature whatsoever.

INTERNAL REVENUE
\$ 1.00
Cancelled

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns against said party 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 party of the first part has hereunto set their hand s the day and year first above written.

A. V. Boswell Jr.

Lillian Laude Boswell

Lattie Jane Boswell

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, Cecil L. Henry a Notary Public, in and for said County and State on this 19th
day of January, 1923, personally appeared A. V. Boswell Jr and Lillian Laude Boswell
husband and wife and Lattie 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 official seal the day and year last above written.

My commission expires January 15th, 1927 (S. M. L.) Cecil L. Henry Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 22nd day of Jan., 1923, at 4:10 o'clock P. M.
Book No. 436, Page No. 144 (SEAL) O. G. Weaver County Clerk.
Brady Brown Deputy.