

COMPARED

Said Trustee, on behalf of those owning beneficial interest in said real estate at the time of the execution of this deed as is shown in a certain Warranty Deed now on record in the Office of the County Clerk of Tulsa County, Oklahoma, in Book 395, at page 359 but not on behalf of itself, covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgements, and all other liens or encumbrances of whatsoever kind or nature, and hereby binds those having the beneficial interest in said premises, their heirs and assigns, forever warrant and defend the Title to said land against all claims of every nature. Improvements to be erected on said lot are restricted to one residence and garage, costing not less than Twenty Five Hundred Dollars (\$2500.00) and that said lot shall not be sold to persons of African descent.

IN WITNESS WHEREOF, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

ATTEST
 Anne Conway-Assst Secretary (CORP) (SEAL)
 State of Oklahoma)
 Tulsa County) ss
 TITLE GUARANTEE & TRUST COMPANY
 By J. M. Winters-Vice President

Before me, the undersigned, a Notary Public in and for said County and State, on this 15 day of May 1923, personally appeared J. M. Winters, 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 as the free and voluntary act and deed of said Corporation for the use and purpose therein set forth, and capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year last above written. *mentioned*

My commission expires March 1, 1927 (SEAL) V. A. Kinnison-Notary Public
 Filed for record at Tulsa, Tulsa County, Oklahoma, May 16, 1923 at 3:00 o'clock P.M. and recorded in Book 441 Page 590
 By Brady Brown - Deputy (SEAL) O. G. Weaver - County Clerk.

230715-ACM

COMPARED

RELEASE OF MORTGAGE

CENTRAL NATIONAL BANK	:
MAY 16 1923	:
Col. No. 1138	:
TULSA OKLA.	:

In Consideration of the payment of the debt named therein, I do hereby release Mortgage made by George P. Green and Nellie W. Green, his wife, to Artey M. Hayes and which is recorded in Book 375 of Mortgages, Page 61 of the records of Tulsa County, State of Oklahoma, covering the

Lot Two (2) in Block Fifteen (15) in Morningside Addition to the City of Tulsa, according to the amended plat of the amended plat thereof

Witness my hand this 14 day of May A.D. 1923

In the Presence of:

Artey M. Hayes

Clarence R. Faris

Jewell E. Tate