

COMPARED

shall extend within 70 feet of the front lot line or within - - - feet of the side street line; that no part of the lot or lots hereby conveyed shall ever be sold or rented to, or occupied by any person of African descent known as negroes, 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 the conditions hereof; do by these presents grant, bargain, sell and convey unto said party of the second part her heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma to-wit: lot twenty (20) in Block two (2) in Sunset View, addition to the City of Tulsa, Oklahoma, according to the recorded plat thereof duly recorded in the office of Register of Deeds within and for Tulsa County, Oklahoma,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Thos. P. Melvin, J. H. Boyle and VanLeigh Boyle, for their heirs, executors, or administrators, hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents 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, judgements, taxes, assessments and incumbrances, of what nature or kind soever, except taxes falling due after this date, and that they will warrant and forever defend the same unto the said party of the second part their heirs and assigns, against said parties of the first part their heirs, administrators, assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same. All special assessment taxes shall be paid by the party of the second part.

In witness whereof, the said parties of the first part have hereunto set their hands the day and year first above written.

Thos. P. Melvin,
J. H. Boyle,
VanLeigh Boyle.

State of Oklahoma }
County of Tulsa } SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this twelfth day of March, 1923, personally appeared Thos. P. Melvin, a single man, and J. H. Boyle and VanLeigh Boyle, his wife, 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.

(SEAL) M. M. Simpson, Notary Public.

My commission expires Nov. 19, 1924.

Filed for record in Tulsa County, Okla. on March 28, 1923, at 3:15 P.M. and duly recorded in book 445, page 361, By Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

225948 - BH

COMPARED**TAX DEED.**

Whereas, V. B. Hogan, did on the 28 day of March, A.D. 1923, produce to the undersigned Wayne L. Dickey, Treasurer of the County of Tulsa in the State of Oklahoma, a certificate of purchase in writing bearing date of the 3rd day of November, 1919,