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By Brady Brown, Deputy.

(SEAL) O. G. Weaver County Clerk.

224622-GB

COMPROMISE

WARRANTY DEED

THIS INDENTURE, Made this 12th, day of March, A.D. 1923, Between Thos. P. Melvin, a single, J. H. Boyle and Van Leigh Boyle, his wife, of Tulsa County, in the State of Oklahoma, of the first part, and William K. Warren of the second part.

WITNESSETH, That the said parties of the first part in consideration of the sum of One Thousand Eight Hundred Seventy-five and 00/100 DOLLARS, the receipt whereof is hereby acknowledged, and the further consideration and as a condition of this deed to which the grantee herein by accepting this deed assents and agrees; that the lot or lots hereby conveyed shall not within a period of ten years from this date be used for any other than residence purposes; that no store building, hotel, duplex house, flats, or apartments shall be erected thereon during said period; that no residence that shall cost less than Six Thousand Five Hundred Dollars, shall be build on the lot or lots hereby conveyed; that one residence only shall be built or extend within 25 feet of the front lot line or closer than -----feet of the side street line, and no garage servants's house or other subsidiary building 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 condition hereof; ----- do by these presents grant, bargain, sell and convey unto said parties of the second part his heirs and assigns, all the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

INTERNAL REVENUE
224622-GB
Tulsa

The East half ($\frac{1}{2}$) of Lot Three (3) and the West Thirty-seven and one-half ($37\frac{1}{2}$) feet of Lot Two (2) Block One (1), 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 way wise appertaining forever.

And said Thos. P. Melvin, J. H. Boyle and Van Leigh Boyle, his wife, for their 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 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 recited 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, 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 his 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 her unto set their hands the day and year first above written.

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