

This Indenture, Made this 25th day of April, A. D. 1923, 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
F. J. Maranville, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considera-
tions. - - - - - 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 One (1) in Block Two (2) in Hi-Pointe Addition
 Addition to the City of Tulsa, Oklahoma., according to the
 recorded plat thereof.

And the said party of the second part as a further consideration and condition of
 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 \$5,000.00 shall be built on the 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 condition and restriction hereof; that no res-
 idence shall be erected closer than thirty five feet of the front property line.
 Any violation of the foregoing condition and restriction 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 are hereby made
 obligatory upon party of the second part, his heirs and assigns forever.
 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) 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 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.

INTERNAL REVENUE

\$ 1.00

Stamp

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 parties of the first part ha ve hereunto set their hand 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, Cecil L. Henry a Notary Public, in and for said County and State on this 25th
 day of April, 1923, 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 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. (SEAL) Cecil L. Henry. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 27 day of April, 1923, at 9:30 o'clock A. M.
XXXXXXXXXXXXXXXXXXXX (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.