

COMPARES

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WARRANTY DEED RECORD NO. 454

This Indenture, Made this 20th day of April, A. D., 1923, between
S.B. Smith, Trustee,
of Tulsa, County, in the State of Oklahoma, party of the first part and
C.W. Day, party of the second part.
Witnesseth: That in consideration of the sum of One Dollar (\$1.00) and other good and valuable
considerations, - - - - - DOLLARS,
the receipt whereof is hereby acknowledged, said party of the first part do es by these presents grant, bargain, sell and convey unto said party Y
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:

Lot 2 in Broadmoor Heights Second Addition to the
City of Tulsa, Tulsa County, Oklahoma, according
to the recorded plat thereof, same being no part
of first party's homestead.

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Cancelled

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 S.B. Smith, Trustee, + his
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party Y of the second part that at the delivery of these
presents he is lawfully seized in his
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.

That this deed is made subject to the express reservation and
restriction that said premises shall not be used for business
purposes, or for flat or apartmenthouse purposes for a period
of ten years from date hereof.

and that he will warrant and forever defend the same unto the said party Y of the second part his heirs and assigns
against said party Y of the first part his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming
or to claim the same.

In Witness Whereof, The said party Y of the first part has his hand - the day and year first above written.

S.B. Smith, Trustee,

STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, the undersigned a Notary Public, in and for said County and State on this 20th
day of April, 1923, personally appeared S.B. Smith, Trustee,

to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he
executed the same as his 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 August 24, 1925. (SEAL) Blanche Boughton nee Leonard Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 7 day of May, 1923 at 9: o'clock A. M.

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

Brady Brown, Deputy.