

UNRECORDED
#231486 NS

WARRANTY DEED RECORD No. 459.

66510 Crane & Company, Tulsa

This Indenture, Made this 22nd day of May, 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
Andrew J. Wallace party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable Consideration
DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said
part 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:

All of Lot Three (3) in Block One (1) in Hi-Points 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 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 \$3000.00 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 conditions
hereof. 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 part 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
Tulsa, Oklahoma

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part Y 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 and 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 22nd
day of May, 19 23, 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 and 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 the 24 day of May, 19 23, at 3:40 o'clock P. M.
Book No. 459, Page No. 207 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.