

#234257 NS

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 1st day of June 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
Ralph E. Lester, party of the second part.

Witnesseth: That in consideration of the sum of One Dollar and Other good and Valuable
considerations ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part ies the first part do y 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 Two (2) in Block (2) in H1-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 lot or lots hereby conveyed; that no building
 or any part thereof, except steps or entrance approach without roof, shall be built
 or extend within thirty five feet of the front property line; 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 y of the second part that at the delivery of
 these presents that they are lawfully seized in their
 own right of an absolute and indefensible 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
1/25
 Cancelled

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 part ies of the first part ha ve hereunto set their hand s 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 1st
 day of June, 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 the 26 day of June, 1923, at 3:40 o'clock P. M.
 Book No. 459, Page No. 638 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.