

COMPARED

WARRANTY DEED RECORD No. 460.

This Indenture, Made this 23rd day of August, 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
W. D. Pearson 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 party ies of the first part do by these presents grant, bargain, sell and convey unto said
 party V 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 Six (6) in Block Two (2) in Boswell's 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 \$3500.00
 shall be built on the lot or lots her by 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 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.

INTERNAL REVENUE
 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 A. Y. Boswell Jr. and Lillian Maude Boswell (husband and wife) and Mattie
Jane Boswell (a widow)
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said party V 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:

Any General or Special taxes or assessments of any nature
 whatsoever.

and that they will warrant and forever defend the same unto the said party V of the second part his heirs and assigns
 against said party V 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 party ies of the first part ha V 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 13th
 day of August, 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 15 day of August, 1923, at 4:30 o'clock P. M.
 Book No. 460, Page No. 610. O. G. Weaver, County Clerk.
Brady Brown, Deputy. (Seal)