

of the execution of this deed as shown in a certain Warranty Deed now on record in the office of the County Clerk of Tulsa County, Oklahoma, in book 396 at page 359, but not on behalf of itself covenants and agrees with the party of the second part that the party of the first part at the time of the delivery of these presents is seized of a good and indefeasible title and state of inheritance in fee simple in and to said real estate and covenants that it is in peaceful and undisputed possession of said premises with full right and power to convey the same by this instrument to said party of the second part, and that the same is clear, free, and discharged of and from all former and other grants, charges, taxes, judgments, and all other liens or encumbrances of whatsoever kind or nature, and hereby binds those having beneficial interest in said premises, their heirs and assigns forever warrant and defend the Title to said land against all claims of every nature, Improvements to be erected on said lot are restricted to one residence and garage, costing not less than Twenty Five Hundred and No/100 Dollars (\$2500.00) and that said lot shall not be sold to persons of African descent.

IN WITNESS WHEREOF, the said Title Guarantee & Trust Company, as Trustee, has caused its name to be subscribed hereunto by its Vice President and its corporate seal to be affixed hereunto, and the same to be attested by its Secretary the day and year first above written.

TITLE GUARANTEE & TRUST COMPANY

ATTEST:

(CORPORATE SEAL)

By J. M. Winters

Vice President.

Anne Conway

Asst. Secretary

State of Oklahoma)
Tulsa County) ss.

Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of October 1923, personally appeared J. M. Winters, to me known to be the identical person who subscribed the name of the maker therefore to the foregoing instrument as its Vice President and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation for the use and purpose therein set forth, and in capacity indicated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

My commission expires Aug. 25th 1927 (SEAL) Roy L. Ware, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Oct 1, 1923 at 4:10 o'clock P. M. in Book 475, page 292

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

241244 C.J.

R E L E A S E

COMPARED

The undersigned, Clayton A. Lynch, lessee in two certain agricultural leases executed by William G. Bruner, lessor in favor of the undersigned lessee, dated March 2nd, 1921 and March 17th, 1921 respectively, hereby releases, relinquishes and surrenders all right, title and interest in and to the said leases, covering the following described land, to-wit:

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 19 North, of Range 12 East, and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 4, Township 19 North, Range 12 East, respectively, in Tulsa County, State of Oklahoma, said leases, one of which is recorded in Book 321, page 10 and one recorded in Book 321 at page 11

Signed, sealed and delivered this 29th day of September, 1923.

Clayton A. Lynch