

said county and state appeared in person I. Hishino, to be personally well known as the person whose name appears upon the within and foregoing conveyance, as the party grantor and stated that he had executed the same for the consideration and purposes therein mentioned and set forth. as his voluntary act and deed and I do hereby so certify.

In witness whereof, I have hereunto set my hand and affixed my notarial seal on the day last above written.

(seal)

W. O. Buck, notary public.

My commission expires July 7th 1911. A. D.

Filed for record at Tulsa, Okla., Feb 17, 1911, at 3:00 P. M.

H. G. Walkley, register of deeds. (seal)

COMPARED

WARRANTY DEED

This indenture made this 9th day of February, 1911, between Arthur Y. Boswell and Mattie J. Boswell, his wife, of Tulsa county, in the state of Oklahoma, of the first part, and S. R. TenBroeck, of the second part.

Witnesseth, the said parties of the first part, in consideration of the sum of three thousand and no/100 dollars (\$3000.00) the receipt whereof is hereby acknowledged do by these presents grant, bargain, sell and convey unto the said party 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:

Part of lot numbered four (4) in block numbered three (3) in Tulsa, Oklahoma, more particularly described as that part of said lot bounded as follows, to wit:

Beginning at the southeasterly corner of said lot 4, thence in a northwesterly direction along the westerly line of Cheyenne Avenue a distance of 50 feet to a point; thence in a southwesterly direction along a line parallel with the southerly line of said lot 4 to a point of intersection with the easterly line of the alley of the said block 3; thence in a southeasterly direction along said westerly line of the said alley in said block 3, to the southwesterly corner of said lot 4; thence in a northeasterly direction along the southerly line of said lot 4 to place of beginning, described with reference to the official plat of the town of Tulsa, approved by the Honorable secretary of the Interior of the United States.

This conveyance is made subject to the following conditions:

First Grantee shall not fill in rear of lot or improve same in such way as to interfere with the drainage of property located north of said lot.

Second The private sewer line now crossing property herein conveyed shall not be interfered with and grantor may use same in customary manner.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining forever.

And said Arthur Y. Boswell and Mattie J. Boswell, for themselves and their heirs executors or administrators, do hereby covenant, promise and agree to and with said party of the second part, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance, in fee simple, of, in and to all and singular the above granted and described premises, with the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former grants, titles, charges, judgments, taxes, assessments and incumbrances of what nature and kind soever; except mortgage to the Dering Investment Company upon which there is unpaid the sum of \$500 which party of the second part assumes. And that they will warrant and forever defend the title to the same unto said party of the second