

#230276 NS

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J.A. Porter and Ethel Crosbie Porter  
his wife; and C.H. Sweet and Margaret Crosbie Sweet, his wife,  
 of Tulsa, County, State of Oklahoma, part 1st  
 of the first part in consideration of the sum of Seven Hundred Ninty-nine and 00/100 - - - - -  
- - - - - DOLLARS  
 in hand paid, the receipt of which is hereby acknowledged, do - - - hereby grant, bargain, sell and convey unto  
H. L. Blankenship of Tulsa,  
 County, State of Oklahoma, part Y of the second part, the following described real property and premises, situate  
 in Tulsa County, State of Oklahoma, to-wit:

Lot Eight (8); Block Two (2) Sunrise Terrace Addition to the  
 City of Tulsa, 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  
 herein 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 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 servant's 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 lot or 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. No house shall be erected nearer than 35 feet of the front property  
 line, not including porches.

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together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part Y of the second part his heirs  
 and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and  
 other liens and encumbrances of whatsoever nature.

Signed and delivered, this 9th day of May, 1923.  
 Witnesses;

J.A. Porter (SEAL)  
Ethel Crosbie Porter,  
C.H. Sweet (SEAL)  
Margaret Crosbie Sweet.

## ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, E. H. Gilbert, a notary Public in and for said County and State,  
 on this 9th day of May, 1923, personally appeared  
J.A. Porter and Ethel Crosbie Porter, his wife, and C.H. Sweet  
and Margaret Crosbie Sweet, his wife,  
 to me known to be the identical person<sup>s</sup> who executed the within and foregoing instrument and acknow-  
 ledged 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 above set forth.  
 (SEAL)  
E.H. Gilbert  
 My commission expires July 26, 1923. Notary Public.

The foregoing instrument was filed for record on the 11 day of May, 1923  
 at 4:20 o'clock P.M. Book 440. Page 264.

By Brady Brown Deputy. O.G. Weaver, County Clerk.  
 (SEAL)