

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 lies  
of the first part in consideration of the sum of \_\_\_\_\_  
Seven Hundred and - - - - -00/100 DOLLARS  
in hand paid, the receipt of which is hereby acknowledged, do \_\_\_\_\_ hereby grant, bargain, sell and convey unto \_\_\_\_\_  
Dale E. Mosteller 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 Twenty (20); Block Two (2) Sunrise Terrace to the city  
of Tulsa, according to the recorded plat thereof.

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 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

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 11th day of May, 1923.  
Witnesses;

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

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa County, ss:  
Before me, Geo Mac Curdy, a notary Public in and for said County and State,  
on this 11th 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 s 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) Geo Mac Curdy  
My commission expires Mar. 15, 1926 (Seal) \_\_\_\_\_ Notary Public.

The foregoing instrument was filed for record on the 14th day of May, 1923  
at 4:10 o'clock P.M. Book 440. Page 287.  
By Brady Brown Deputy. Seal O G Weaver County Clerk.  
(SEAL)