

COMPARED

DEED RECORD No. 440

#230689 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 ies

of the first part in consideration of the sum of Seven Hundred Ninety-nine and 00/100

DOLLARS

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto

Lillian M. Wyatt

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 Nine (9) in 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 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 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 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.

INTERNAL REVENUE
100
Cancelled

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 her 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 14 day of May, 1923.
Witnesses;

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

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, B.H. Johnston, a notary Public in and for said County and State,
on this 14th 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 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 above set forth.
(SEAL)

B. H. Johnston

My commission expires June 24, 1925. Notary Public.

The foregoing instrument was filed for record on the 16 day of May, 1923
at 2:10 o'clock P.M. Book 440. Page 297.

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