

## DEED RECORD No. 440

#235034 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 Eight Hundred Fifty and 00/100  
----- DOLLARS  
 in hand paid, the receipt of which is hereby acknowledged, do ----- hereby grant, bargain, sell and convey unto -----  
Lonnie Rhine 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 Four (4); Block Two (2); Sunrise Terrace Addition to the  
 City of Tulsa, according to the recorded plat thereof.

And that 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 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  
 shall ever be sold or rented or occupied by any person of African descent, pro-  
 vided however, that the building of a servants 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 conditions  
 and restrictions 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.

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 28th day of June, 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, Geo. MacCurdy, a notary Public in and for said County and State,  
 on this 28th day of June, 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. MacCurdy,  
 My commission expires Mar. 16, 1926. Notary Public.

The foregoing instrument was filed for record on the 5 day of July, 1923.  
 at 3 o'clock P.M. Book 440. Page 524.

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