

COMPARED

DEED RECORD No. 440

#236337 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 1ea of the first part in consideration of the sum of Twenty-three Hundred and 00/100 DOLLARS in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto W. Faye Pelton, 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:

INTERNAL REVENUE

\$ 2,500

CANCELED

Lots Four, Five and Nine (4, 5 & 9); Block Three (3); 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 of 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 servants house to be used only by servants of the owner or lessee of the lot or lots hereby 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.

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 20th day of June, 192 3.
Witnesses;

J. A. Porter (SEAL)

Ethel Crosbie Porter, (SEAL)

C. H. Sweet, (SEAL)

Margaret Crosbie Sweet.

ACKNOWLEDGMENT

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, B. H. Johnston, a notary Public in and for said County and State, on this 20th day of June, 192 3, personally appeared

J. A. Porter and Ethel Crosbie Porter and C. H. Sweet and Margaret Crosbie Sweet,

to me known to be the identical person 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))

My commission expires June 24, 1925. B. H. Johnston, Notary Public.

The foregoing instrument was filed for record on the 23 day of July, 192 3 at 10:50 o'clock A. M. Book 440. Page 586.

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