

COMPARED

DEED RECORD No. 440

587

#236338 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 and 00/100
DOLLARS
in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
F. 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:

Lot Ten (10); 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 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 lots 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 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

\$1.00

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 20th 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, B. H. Johnston, a notary Public in and for said County and State,
on this 20th day of June, 1923, personally appeared
J. A. Porter and Ethel Crosbie Porter, his wife, 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)

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

The foregoing instrument was filed for record on the 23 day of July, 1923
at 10:50 o'clock A. M. Book 440. Page 587.

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