

COMPARED

#235456 NS

WARRANTY DEED RECORD No. 460.

50310 - Crane & Company, Topeka

This Indenture, Made this 10th day of July, A. D. 1923, between J.A. Porter and Ethel Crosbie Porter, his wife, and C. H. Sweet and Margaret Crosbie Sweet, his wife. of Tulsa, County, in the State of Oklahoma, party of the first part, and

Edna Pharris

party of the second part.

Witnesseth: That in consideration of the sum of Seven Hundred Fifty and 00/100 ----- DOLLARS, the receipt whereof is hereby acknowledged, said party ies of the first part do ----- by these presents grant, bargain, sell and convey unto said party y of the second part her heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of Oklahoma, to wit:

Lot Twenty (20); Block Seven (7); 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.

To Have and To Hold the Same, Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, forever.

And said Parties of the First part, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party y of the second part that at the delivery of these presents that they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises, with the appurtenances; that the same are free, clear and discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgments, taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT:

INTERNAL REVENUE
\$1.00
Cancelled

and that they will warrant and forever defend the same unto the said party y of the second part her heirs and assigns against said party y of the first part, their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said party ies of the first part ha ve hereunto set their hand s the day and year first above written.

J.A. Porter,Ethel Crosbie Porter,C.H. Sweet,Margaret Crosbie Sweet.STATE OF OKLAHOMA, Tulsa, County, ss.

Before me, B.H. Johnston, a Notary Public, in and for said County and State, on this 10th day of July, 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 last above written.

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

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 11 day of July, 1923 at 11:10 o'clock A.M.Book No. 460, Page No. 194 (SEAL) O.G. Weaver, County Clerk.Brady Brown, Deputy.