

WARRANTY DEED RECORD No. 460.

234490 C.M.J.

This Indenture, Made this 28th day of June, 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
Grace Gilkison Kiene party of the second part.

Witnesseth: That in consideration of the sum of Eight Hundred Fifty and 00/100 DOLLARS,
 the receipt whereof is hereby acknowledged, said parties of the first part do hereby 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 Seventeen (17); Block Eight (8); 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.

Parties of the first part their
 And said 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
 100
 Canceled

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 parties of the first part have 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 28th
 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 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 28 day of June, 1923, at 4:00 o'clock P. M.
 Book No. 460, Page No. 40 O. G. Weaver, County Clerk.
Brady Brown, Deputy. (Seal)