

COMPARED WARRANTY DEED RECORD No. 460.

237469 C.M.J.
 This Indenture, Made this 17th day of April, A. D. 1923, between
 C. H. Sweet and Margaret C. Sweet, his wife, and J. A. Porter and Ethel Crosbie
 Porter, his wife
 of Tulsa County, in the State of Oklahoma, party of the first part, and
 Leland W. King party of the second part.
 Witnesseth: That in consideration of the sum of One Dollar and other good and valuable considerations
 the receipt whereof is hereby acknowledged, said part V of the first part do by these presents grant, bargain, sell and convey unto said
 part V of the second part his heirs and assigns, all of the following-described real estate, situated in the County of Tulsa, State of
 Oklahoma, to wit:

Lot Twelve (12), Block One (1) Sun Rise Terrace Addition to
 the City of Tulsa,

As a part of the consideration for this deed, grantee covenants that
 he will erect a residence on this property which shall cost not less
 than Three Thousand Dollars (\$3,000.00); and that the actual construction
 of said residence shall be begun within 30 days from the date hereof. A
 breach of this covenant by the grantee shall work an immediate forfeiture
 of title and the title to said premises shall thereupon immediately
 revert to the grantors herein. And upon breach of said covenant, grantee
 shall immediately deliver possession of said property to grantors and
 shall execute a quitclaim deed to said grantors for the same. In case
 suit is necessary to enforce this provision for forfeiture, grantee shall
 be liable for all cost and damages, including a reasonable attorney's fee.

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 First parties their
 heirs, executors or administrators, do hereby covenant, promise and agree to and with said part V 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

\$ 50

Cancelled

and that they will warrant and forever defend the same unto the said part V of the second part his heirs and assigns
 against said part V 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.

C. H. Sweet

Margaret C. Sweet

J. A. Porter

Ethel Crosbie Porter

STATE OF OKLAHOMA, Tulsa County, ss.

Before me, John D. Freeman, a Notary Public, in and for said County and State, on this 17th
 day of April, 1923, personally appeared
 C. H. Sweet and Margaret C. Sweet, his wife and J. A. Porter and Ethel Crosbie Porter,
 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 25, 1923. (Seal) Jno. D. Freeman, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this 7 day of August, 1923, at 10:45 o'clock A.M.

Book No. 460, Page No. 516 O. G. Weaver, County Clerk.

Brady Brown, Deputy (Seal)