

COMPARED

## WARRANTY DEED RECORD No. 460.

58510 - Crane &amp; Company, Toledo

237902 O.M.J.

28th

June

This Indenture, Made this \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_ 23, 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

H. L. Smith

\_\_\_\_\_ party of the second part.

Witnesseth: That in consideration of the sum of \_\_\_\_\_

Eight Hundred and Fifty (\$850.00)

DOLLARS,

the receipt whereof is hereby acknowledged, said party of the first part do \_\_\_\_\_ by these presents grant, bargain, sell and convey unto said part \_\_\_\_\_ 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 Six (6), 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 hereby conveyed shall not within a period of five years from this date be used for any other than residence purposes; that no residence costing less than \$3,000.00 shall be built on the lot hereby conveyed, and that no part of the lot hereby conveyed shall ever be sold or rented to or occupied by persons 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 hereby conveyed shall not be considered as a breach of the conditions hereof. Any violation of the foregoing conditions and restrictions by the party of the second part, his heirs or assigns, shall work a forfeiture to all title in and to said lot and that the above conditions and restriction shall extend to and are hereby made obligatory upon party of second part, his heirs and assigns, forever.

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

they and said \_\_\_\_\_ J. A. Porter, Ethel Crosbie Porter, C. H. Sweet and Margaret Crosbie Sweet

heirs, executors or administrators, do \_\_\_\_\_ hereby covenant, promise and agree to and with said part \_\_\_\_\_ 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:

No house shall be erected nearer than thirty-five (35) feet of the front property line, not including porches.

INTERNAL REVENUE  
\$ \_\_\_\_\_  
Cancelled

and that \_\_\_\_\_ they \_\_\_\_\_ will warrant and forever defend the same unto the said part \_\_\_\_\_ of the second part \_\_\_\_\_ his \_\_\_\_\_ heirs and assigns against said part \_\_\_\_\_ 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 part \_\_\_\_\_ is \_\_\_\_\_ of the first part has \_\_\_\_\_ 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, \_\_\_\_\_ E. H. Gilbert \_\_\_\_\_, a Notary Public, in and for said County and State, on this \_\_\_\_\_ 3

day of \_\_\_\_\_ July \_\_\_\_\_, 1923, personally appeared \_\_\_\_\_

J. A. Porter, Ethel Crosbie Porter, his wife, and C. H. Sweet &amp; Margaret Crosbie Sweet, his wife

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 last above written.

My commission expires \_\_\_\_\_ July 26, 1926. (Seal) \_\_\_\_\_ E. H. Gilbert \_\_\_\_\_, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the \_\_\_\_\_ 13 \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, 19\_\_ 23, at \_\_\_\_\_ 2:30 \_\_\_\_\_ o'clock \_\_\_\_\_ P. \_\_\_\_\_ M.

Book No. 460, Page No. \_\_\_\_\_ 577 \_\_\_\_\_ O. G. Weaver \_\_\_\_\_, County Clerk.

Brady Brown, \_\_\_\_\_ Deputy. (Seal)