

COMPARED

#234759 NS

WARRANTY DEED RECORD No. 460.

10310, Crane & Company, Tulsa

This Indenture, Made this 27th 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
R.G. Johnson, party of the second part.
Witnesseth: That in consideration of the sum of One dollar and other good and valuable considerations,
----- DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby by these presents grant, bargain, sell and convey unto said
part Y 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 Five (5) Block Two (2) Sunrise Terrace Addition to the City
of Tulsa, according to the recorded plat thereof. And 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 Three Thousand Dollars (\$3,000.00) shall be built on the lot hereby
conveyed; that no part of the lot hereby conveyed shall ever be sold or
rented to or occupied by any person of African descent; provided however,
that the building of a servants 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
or restrictions by the party of the second part, his heirs or assigns, shall
work forfeiture to all title in and to said lot and that the above conditions
and restrictions shall extend to, and are hereby made obligatory upon the
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 first parties, their
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part 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

Cancelled

and that they will warrant and forever defend the same unto the said part Y of the second part his heirs and assigns
against said part 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 part Y of the first part has ve hereunto set their hand 8 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 27th
day of June, 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 8 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 2 day of July, 1923, at 2: o'clock P.M.
Book No. 460, Page No. 78 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.