

DEED RECORD No. 462

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That J.A. Porter and Ethel Crosbie Porter,
his wife, and C. H. Sweet and Margaret Crosbie Sweet, his wife,
 of Tulsa, County, State of Okla., part ies
 of the first part in consideration of the sum of Nine Hundred Fifty and 00/100 -----
 ----- DOLLARS
 in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto
Z. T. Helm of Tulsa,
 County, State of Okla., part Y of the second part, the following described real property and premises, situate in Tulsa
 County, State of Oklahoma, to-wit:

Lot Five (5); 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 \$3000.00
 shall be built on the lot or lots hereby conveyed; that no part of the lot or lots here-
 by 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 be 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.

INTERNAL REVENUE

\$ 1.00

Cancelled

together with all the improvements thereon and appurtenances thereunto belonging and warrant the title to the same.

To have and to hold said described premises unto the said part y of the second part his heirs
 and assigns forever; free, clear and discharged of from all former grants, charges, taxes, judgments, mortgages and other
 liens and encumbrances of whatsoever nature.

Signed and delivered, this 15th day of Oct. 1923
 Witnesses:

J.A. Porter, (SEAL)
Ethel Crosbie Porter
C. H. Sweet, (SEAL)
Margaret Crosbie Sweet.

ACKNOWLEDGMENT.

STATE OF OKLAHOMA, Tulsa, County, ss:

Before me, B. H. Johnston, a Notary Public in and for said County and State,
 on this --- day of --- 192---, 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 above set forth.
 ((SEAL)) B. H. Johnston
 My commission expires June 24, 1925. Notary Public.

The foregoing instrument was filed for record on the 16 day of Oct. 1923
 at 11:00 o'clock A.M. Book 462 Page 257

By Brady Brown Deputy. O.G. Weager, County Clerk.
 ((SEAL))