

This Indenture, Made this 19th day of Sept., 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

W. L. Vowels, 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 party ies of the first part do by these presents grant, bargain, sell and convey unto said party 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 Three (3) Blk. 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 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 con-
veyed; 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 of the
lessee of the lot or lots 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 or lots and that the above conditions and restrictions
shall extend to and are hereby made obligatory upon the party of the second ***
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 Parties of the First part, their
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, judgment
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

** part his heirs and assigns forever. No house shall be erected nearer than
35 feet of the front property line - not including porches.

and that they will warrant and forever defend the same unto the said party y of the second part his 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 ha y 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 19th
day of Sept., 1923, personally appeared J. A. Porter and Ethel Crosbie Porter

his wife and C. H. Sweet and Margaret Crosbie xxx 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 24 day of Sept., 1923, at 3:45 o'clock P.M.

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