

WARRANTY DEED RECORD No. 466

#241769 NS

This Indenture, Made this 9th day of Oct. 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
Bertha M. Hinman, party of the second part.

Witnesseth: That in consideration of the sum of One dollar and other good and valuable
consideration, ----- 00/100 ----- DOLLARS,
 the receipt whereof is hereby acknowledged, said part. 1st of the first part do hereby presents grant, bargain, sell and convey unto said part. 1st
 of the second part, their heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Seventeen (17); Block One (1) 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 conveyed, 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 lessee of the lot or lots hereby conveyed, shall
 not be considered as a breach of the conditions hereof. Any violation of the fore-
 going conditions and 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
 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 parties of the first part, 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, judgment
 taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

RECORDED

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and that they will warrant and forever defend the same unto the said part. Y of the second part her 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. 1st of the first part ha. 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 9th
 day of Oct. 19 23, 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 g 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 the 9 day of Oct. 19 23 at 2:00 o'clock P..M.
Brady Brown Deputy (SEAL) O. G. Weaver, County Clerk.