

## WARRANTY DEED RECORD NO. 437

#225218 NS

WALLER &amp; TAYLOR COMPANY, DELA. CITY, MO. 64004

This Indenture, Made this 12th day of March, A. D., 1923, between  
Daniel Seltzer and Alice E. Seltzer, his wife,  
of Huron County, in the State of Ohio party of the first part and  
J. A. Gilpin, party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred and fifty (\$650.00) 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 party  
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 Five (5) Ohio Place Addition  
to Tulsa, Oklahoma, according to the recorded plat  
thereof as filed for record in the office of the  
County Clerk in and for Tulsa County, Oklahoma,

This lot is sold for residence purpose only and the  
minimum cost of such dwelling shall be twenty Five Hundred  
(\$2500.00) dollars when completed and no part of such dwell-  
ing shall be nearer the front lot line than Twenty (20) feet.  
It is agreed that this lot shall never be occupied by or  
sold to a Negro.

1820  
Cancelled

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 Daniel Seltzer and Alice E. Seltzer, his wife, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 ap-  
purtenances; 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.

and that they will warrant and forever defend the same unto the said party of the second part his heirs and assigns  
against said party 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 have hereunto set their hand, s the day and year first above written.

Daniel Seltzer,

Alice E. Seltzer,

Ohio,  
STATE OF ~~OKLAHOMA~~ Huron, County, ss.

Before me, B. B. Hathaway, a Notary Public, in and for said County and State on this 12<sup>th</sup>  
day of March, 1923, personally appeared Daniel Seltzer and Alice E. Seltzer, his  
wife, xxx

to me known to be the identical persons 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 August 29, 1924. (SEAL) B. B. Hathaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 21 day of Mch., 1923, at 2:30 o'clock P. M.

Book No. 437, Page No. 474 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.