

COMPARED

#226210 NS

WARRANTY DEED RECORD NO. 437

615

This Indenture, Made this 27th day of Feby., A. D., 1923., between

Daniel Seltzer and Alice E. Seltzer, his wife,

of Huron County, in the State of ~~OKLAHOMA~~ Ohio, party of the first part and

L. F. Bodenheimer, party of the second part.

Witnesseth: That in consideration of the sum of Twelve Hundred Dollars (\$1200.00.)

DOLLARS, the receipt whereof is hereby acknowledged, said party of the first part do hereby 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:

Lots Thirteen (13) and Fourteen (14) in 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.

These lots are sold for residence purposes only and the minimum cost of such dwellings shall be twenty five hundred (\$2500.00) Dollars and no part of such dwelling shall be nearer the front lot lines than twenty feet. It is agreed that these shall never be occupied by, nor sold to a negro.

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 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.

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 party 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 27th

day of February, 1923, personally appeared Daniel Seltzer, and Alice E. Seltzer,

his wife, xxx

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

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of Moh., 1923, at 4:30 o'clock P. M.

Book No. 437, Page No. 615 (SEAL) O. G. Weaver, County Clerk.

Brady Brown, Deputy.