

#226449 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 21st day of March, A. D., 1923, between
Daniel Seltzer and Alice E. Seltzer, his wife,
Huron County, in the State of Ohio, party of the first part and
Mrs. Blanche Williams, party of the second part.
 Witnesseth: That in consideration of the sum of Thirteen Hundred (\$1300.00) -----
 ----- 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 part Y,
 of the second part her heirs and assigns, all of the following described real estate, situated in the County of Tulsa, State of Oklahoma, to-wit:

Lots Numbered Three & Four (3 & 4), Block numbered
 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 within and for Tulsa County,
 Oklahoma.

These lots are 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 line than Twenty (20) feet;
 It is agreed that this lot shall never be sold to or occupied
 by 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, 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, judgments,
 taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

INTERNAL REVENUE

\$ 60

Cancelled

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 parties of the first part ha ve hereunto set their hands the day and year first above written.

Daniel Seltzer,Alice E. Seltzer,

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

Before me, B.B. Hathaway a Notary Public, in and for said County and State on this 21st
 day of March, 1923, personally appeared Daniel Seltzer and Alice E. Seltzer,
his wife, XX

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 own 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. 27, 1924. (SEAL) B.B. Hathaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of April, 1923, at 9:30 o'clock A. M.

BOOK NO. 136, Page 100 (SEAL) O.G. Weaver, County Clerk.

Brady Brown, Deputy.