

COMPARED

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WARRANTY DEED RECORD NO. 454

#226450 NS

This Indenture, Made this 20th day of March A. D. 1923, between
Daniel Seltzer and Alice E. Seltzer, his wife,
of Ohio County, in the State of ~~XXXXXX~~ party of the first part and
Tom Lindsey and Mattie Lindsey, husband & wife, party of the second part.
Witnesseth: That in consideration of the sum of Six Hundred (\$600.00) -----
----- 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 parties
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 number Twenty (20), Block number Two (2),
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.

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 dwelling shall be nearer the
front line than Twenty (20) feet. It is agreed that this lot
shall never be occupied by or sold to a negro.

INTERNAL REVENUE

\$ 100

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 parties 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 parties of the second part his heirs and assigns
against said parties 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 and seal the day and year first above written.

Daniel Seltzer

Alice E. Seltzer,

STATE OF Ohio Huron County, ss.

Before me, B.B. Hathaway a Notary Public, in and for said County and State on this 20th
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 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.

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.