

COMPARED

#227159 NS

WARRANTY DEED RECORD NO. 454

This Indenture, Made this 29th day of March, A. D. 1923, betweenDaniel Seltzer and Alice E. Seltzer, his wife,of Huron

County, in the State of Oklahoma, party of the first part and

H.S. McConnell

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 these presents grant, bargain, sell and convey unto said party Y 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 numbered two (2), Block Numbered Four (4), 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 purposes 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 lot line than Twenty (20) feet. It is agreed that this lot shall never be occupied by or sold to a negro.

INTERNAL REVENUE
\$ 1.00
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 Above parties of the first part, their heirs, executors or administrators, do hereby covenant, promise and agree to and with said party 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 indefensible 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 Y of the second part his heirs and assigns against said party 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 have hereunto set their hand at the day and year first above written.

Daniel SeltzerAlice E. Seltzer,STATE OF ~~XXXXXX~~ Ohio, Huron County, ss.Before me, B.B. Hathaway, a Notary Public, in and for said County and State on this 29thday of March, 1923, personally appeared Daniel Seltzer and Alice E. Seltzer,his wife, and

to me known to be the identical person at 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 10th day of April, 1923, at 1: o'clock P. M.~~XXXXXXXXXXXXXXXXXXXX~~

(SEAL)

O.G. Weaver,

County Clerk.

Brady Brown,

Deputy.