

# 226676 NS

## WARRANTY DEED RECORD NO. 454

COMPILED

This Indenture, Made this 17th day of March A. D., 1923, betweenDaniel Seltzer and Alice E. Seltzer, his wife,  
of Huron County, in the State of Ohio ~~OKLAHOMA~~ party of the first part andR. E. Antry and Myrtle Antry party of the second part.Witnesseth: That in consideration of the sum of Seven Hundred and fifty (\$750.00)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 One (1) 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, Okla.

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 feet (20). It is further  
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 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 parties of the first part has hereunto set their hand s the day and year first above written.Daniel SeltzerAlice E. Seltzer,STATE OF ~~OKLAHOMA~~ Ohio, Huron County, ss.Before me, B. B. Hathaway a Notary Public, in and for said County and State on this 17day of March 1923, personally appeared Daniel Seltzer and Alice E. Seltzer,his wife, ~~xxx~~

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. 29, 1924. (SEAL) B. B. Hathaway. Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 5 day of April 1923, at 9 o'clock A. M.~~XXXXXXXXXXXXXXXXXXXX~~ (SEAL) O. G. Weaver, County Clerk.Brady Brown, Deputy.