

#232156 NS

WARRANTY DEED RECORD No. 459.

This Indenture, Made this 28th day of May, A. D. 1923, between
Daniel Seltzer and Alice E. Seltzer, his wife,
Ohio
of Huron County, in the State of ~~Michigan~~ party of the first part, and
Sam Mercer, party of the second part,
Witnesseth: That in consideration of the sum of Seven Hundred (\$700.00) - - - - -
----- 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 Twenty-two (22), in Block numbered Six (6), 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 Thirty-five hundred (\$3500.00) dollars when completed and no part of such dwelling shall be nearer the front lot line than Thirty-five (35) feet. It is agreed that this lot shall never be occupied by or sold to a negro.

INTERNAL SECURITY - R

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.....
 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:

and that they will warrant and forever defend the same unto the said part y of the second part his 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 have hereunto set their hands on the day and year first above written.

Daniel Seltzer

Alice E. Seltzer

STATE OF ~~ILLINOIS~~ Indiana, Ohio, Huron County, ss.

Before me, B.B.Hathaway, a Notary Public, in and for said County and State, on this 28th day of May, 19 23, personally appeared Daniel Seltzer and Alice E.

Seltzer, his wife, ~~and~~ ~~they~~
to me known to be the identical person ~~who~~ ⁹ who executed the within and foregoing instrument, and acknowledged to me that ~~they~~
executed the same as ~~their~~ ^{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.

STATE OF OKLAHOMA, TULSA COUNTY, N. M.
Filed for record this the 1 day of June, 1923, at 3:40 o'clock P.M.
Book No. 469, Page No. 302 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.