

UNPAID

## WARRANTY DEED RECORD No. 460.

50510 - Crane &amp; Company, Toledo

234382 C.M.J. 22nd day of June A. D. 1923, between  
 This Indenture, Made this Daniel Seltzer and Alice E. Seltzer, his wife  
 of Huron Ohio  
 County, in the State of Oklahoma, party of the first part, and  
 Sophie & Herbert Berry party of the second part.

Witnesseth: That in consideration of the sum of  
 Six Hundred and fifty (\$650.00) DOLLARS,  
 the receipt whereof is hereby acknowledged, said part<sup>ies</sup> of the first part do by these presents grant, bargain, sell and convey unto said  
 part<sup>y</sup> 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 numbered Nineteen (19) in Block numbered Three (3), 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, 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 sold to or occupied by a negro.

ENTERED  
 186  
 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 part<sup>ies</sup> 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:

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and that they will warrant and forever defend the same unto the said part<sup>ies</sup> of the second part their heirs and assigns  
 against said part<sup>y</sup> 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 part<sup>ies</sup> of the first part ha<sup>ve</sup> hereunto set their hand<sup>s</sup> the day and year first above written.

Daniel Seltzer

Alice E. Seltzer

Ohio Huron County, ss.  
 STATE OF OKLAHOMA, B. B. Hathaway  
 Before me, a Notary Public, in and for said County and State, on this 22  
 day of June 1923, personally appeared  
 Daniel Seltzer and Alice E. Seltzer, his wife  
 to me known to be the identical person<sup>s</sup> 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 August 29, 1924. (Seal) B. B. Hathaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.  
 Filed for record this the 27 day of June 1923, at 3:45 o'clock P. M.  
 Book No. 460, Page No. 14 O. G. Weaver, County Clerk.  
 Brady Brown, Deputy. (Seal)