

COMPARED

#235412 NS

WARRANTY DEED RECORD No. 460.

183

70810 Grant & Company, Toledo

This Indenture, Made this 15th day of June, A. D. 1923, between
Daniel Seltzer and Alice E. Seltzer, his wife
of Huron County, in the State of Ohio, party of the first part, and
J. F. Haverfield, party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred & Fifty (\$650.00) 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 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 Eighteen (18), in 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 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
lot line than Twenty (20) feet; It is agreed that this lot shall
never be sold to or occupied by a negro.

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 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 have hereunto set their hand the day and year first above written.

Daniel Seltzer
Alice 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 15
day of June, 1923, personally appeared Daniel Seltzer and Alice E. Seltzer,
his wife,
to me known to be the identical person 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 10 day of July, 1923, at 4 o'clock P.M.
Book No. 460, Page No. 183 (SEAL) O. G. Weaver, County Clerk.
Brady Brown, Deputy.