

COMPARED

#236044 NS

WARRANTY DEED RECORD No. 460.

60510 Crane & Company, Tulsa

This Indenture, Made this 22nd day of June, A. D. 1923, between Daniel Seltzer and Alice E. Seltzer, his wife, of Tulsa County, in the State of Oklahoma, party of the first part, and B.R. Briney, 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 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 numbered Fifteen (15), in Block numbered One (1) 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 dwellings 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.

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 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 hands the day and year first above written.

Daniel Seltzer,

Alice E. Seltzer,

STATE OF Ohio Huron County, ss.

Before me, B.B. Hathaway a Notary Public, in and for said County and State, on this 22nd day of June, 1923, personally appeared Daniel Seltzer and Alice E. Seltzer, his wife,

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 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 18 day of July, 1923, at 3:30 o'clock P.M.
Book No. 460, Page No. 291 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.