

#236818 NS

WARRANTY DEED RECORD No. 460.

68510, Crane & Company, Toledo

This Indenture, Made this 13th day of July, 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  
W. E. Anderson & Amanda E. Anderson, 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  
parties 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:

INTERNAL REVENUE  
\$ 1.00  
Cancelled

Lot numbered sixteen (16) in Blk. 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 purpose 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 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 parties 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 parties of the second part their heirs and assigns  
against said parties 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 s 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 13th  
day of July, 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 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 23 day of July, 1923, at 10:25 o'clock A. M.  
Book No. 460, Page No. 419 (SEAL) O.G. Weaver, County Clerk.  
Brady Brown, Deputy.