

COMPARED

#236980 NS

WARRANTY DEED RECORD No. 460.

59510 Crane & Company, Tonika

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
Bert Shaw and Jack Shaw, party of the second part.
Witnesseth: That in consideration of the sum of Five Hundred and Fifty (\$550.00)
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:

Lot Numbered Eleven (11), 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 County, Oklahoma.

This lot is sold for residence purpose only and the minimum cost
of such Dwelling shall be Twenty-five hundred dollars (\$2500.00)
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.

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 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 hands 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, ~~xxx~~

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 31 day of July, 1923 at 1:35 o'clock P. M.
Book No. 460, Page No. 440 (SEAL) O.G. Weaver, County Clerk.
Brady Brown, Deputy.