

COMPARED

WARRANTY DEED RECORD No. 460.

237296 C.M.J.

This Indenture, Made this 24th day of July, A. D. 1923, between

Daniel Seltzer & Alice E. Seltzer, his wife

of Huron County, in the State of Oklahoma, party of the first part, and

W. O. Connell and R. L. Daniel 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 hereby these presents grant, bargain, sell and convey unto said part V 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 twenty (20) 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 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 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 part V 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 V of the second part his heirs and assigns against said part V 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, County of Huron, ss.

Before me, B. B. Hathaway, a Notary Public, in and for said County and State, on this 24 day of July, 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 Aug. 21-1924. (Seal) B. B. Hathaway, Notary Public.

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 3 day of August, 1923, at 4:00 o'clock P. M.

Book No. 460, Page No. 489

O. G. Weaver, County Clerk.

Brady Brown, (Seal)

Deputy.