

This Indenture, Made this 7th day of September, A. D. 1923, between

D. Seltzer, Trustee,

of Sandusky County, in the State of Ohio, ~~OKLAHOMA~~, of the first part, and

P. R. Russell

~~XXXXX~~ of the second part.

Witnesseth: That in consideration of the sum of Two Hundred and Fifty

----- DOLLARS, the receipt whereof is hereby acknowledged, said part Y of the first part do es by these presents grant, bargain, sell and convey unto said part y 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:

Being all of Lot Three (3) in Block Four,
Magnolia Addition to the City of Tulsa, Oklahoma,
as the same is recorded in the Tulsa County, Oklahoma,
Records of Plats.

INTERNAL REVENUE
50
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 D. Seltzer, his heirs, executors or administrators, do es hereby covenant, promise and agree to and with said part y of the second part that at the delivery of these presents that he is lawfully seized in his 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, judgment taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT,

Taxes for 1922.

and that he will warrant and forever defend the same unto the said part y of the second part his heirs and assigns against said part y of the first part, his heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, The said part y of the first part ha s hereunto set his hand the day and year first above written.

D. Seltzer, Trustee,

STATE OF ~~OKLAHOMA~~ Sandusky County, ss.

Before me, B. B. Hathaway a Notary Public, in and for said County and State on this 7th day of September, 1923, personally appeared D. Seltzer,

and ----- to me known to be the identical person ----- who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his 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 19 day of Sept., 1923, at 3:40 o'clock, P.M.

Brady Brown

Deputy

(SEAL)

O. G. Weaver,

County Clerk,