

#243504 NS

This Indenture, Made this 22nd day of October, 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
Wm. F. Hilton party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred Fifty (\$650.00) DOLLARS,
the receipt whereof is hereby acknowledged, said parties of the first part do hereby these presents grant, bargain, sell and convey unto said 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 Thirteen (13) Block numbered Three
(3), Ohio Place Addition to the City of 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 purposes only and the minimum
cost of such dwelling shall be three thousand dollars when
completed and no part of such dwelling shall be nearer the
front lot line than thirty (30) 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 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, judgment
taxes and assessments and incumbrances of whatsoever nature and kind, EXCEPT.

INTERNAL REVENUE
100
Cancelled

Voiced

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 ha ve 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 22nd
day of October, 1923, personally appeared Daniel Seltzer, and Alice E. Seltzer,
his wife, and
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 1 day of Nov., 1923, at 9; o'clock A. M.

Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.