

#244571 NS

## WARRANTY DEED RECORD No. 476

This Indenture, Made this 12th day of November, A. D. 19 23, between  
Daniel Seltzer and Alice E. Seltzer, his wife,  
of Huron County, in the State of Ohio, party of the first part, and  
S. A. Mercer, party of the second part.  
Witnesseth: That in consideration of the sum of Six Hundred (\$600.00) -----  
----- DOLLARS,  
the receipt whereof is hereby acknowledged, said part 1st of the first part do 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:

Lot Numbered Twenty (20) of Block Six (6) in  
Ohio Place Addition to City of Tulsa, according  
to the recorded plat thereof.

It is agreed by and between the parties to this  
deed that said lot is sold for residence only and  
the minimum cost of any such dwelling built on this  
lot shall be \$2500. and shall not be built nearer  
the front line than 25 feet.

It is further agreed that this lot shall never be  
occupied by or sold to one of the negro race.

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 Daniel Seltzer and Alice E. Seltzer, his wife, their  
heirs, executors or administrators, do hereby covenant, promise and agree to and with said part Y 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.

and that they 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 their heirs and assigns, and all and every person or persons whomsoever, lawfully claiming or to claim  
the same.

In Witness Whereof, The said part 1st of the first part ha ve hereunto set their hands 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 12th  
day of November, 19 23, 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. 29, 1924. (SEAL) B.B. Hathaway Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.  
Filed for record this the 15 day of Nov., 19 23, at 4:20 o'clock P. M.  
Brady Brown Deputy (SEAL) O.G. Weaver, County Clerk.