

#245656 NS

WARRANTY DEED RECORD No. 476

This Indenture, Made this 20th 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
W.E. Brown & M. A. Younkman, party of the second part.

Witnesseth: That in consideration of the sum of Six Hundred (\$600.00)
SIX HUNDRED DOLLARS,
the receipt whereof is hereby acknowledged, said part ies of the first part do by these presents grant, bargain, sell and convey unto said part ies
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 Twenty-two (22), in Block numbered two (2)
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 (\$3000.00)
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 part ies 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 ies of the second part their 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 ies 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 20th
day of October, 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. 29, 1924. (SEAL) B.B. Hathaway Notary Public

STATE OF OKLAHOMA, Tulsa County, ss.

Filed for record this the 30 day of Nov., 1923, at 2 o'clock P.M.

Brady Brown

Deputy

(SEAL)

O.G. Weaver,

County Clerk.