

and State, on this 28<sup>th</sup> day of November 1912 personally appeared J. B. Crabtree and M. H. Crabtree to me known to be the identical persons 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 Oct 13, 1926

(SEAL)

F. A. Singler, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, July 1, 1924 at 1:30 o'clock P. M. in Book 492, page 22

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

261912 C.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Daniel Seltzer and Alice E. Seltzer, his wife Huron County State of Ohio parties of the first part, in consideration of the sum of Six Hundred & No/100 (\$600.00) DOLLARS, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Walter E. Dirion and W. B. Dirion, his Wife of Tulsa County, State of Okla., parties of the second part, the following described real property and premises situated in Tulsa County, State of Oklahoma, to-wit:

Lot Eight (8) Block Three (3) in Ohio Place Addition to Tulsa, Oklahoma according to the recorded plat thereof as filed for record in the office of the County Clerk in and for Tulsa County, Oklahoma, This lot is sold for residence purposes only and the minimum cost of such dwelling shall be Twenty Five Hundred (\$2,500.00) dollars when completed and no part of such dwelling shall be nearer the front lot line than Twenty (20) feet.

It is agreed that this lot shall never be occupied by or sold to a negro, together with all improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto the said parties of the second part their heirs and assigns forever, free, clear and discharged of and from all former grants, charges taxes, and judgments, mortgages and other liens and encumbrances of whatsoever nature Signed and delivered this 4th day of June 1924.

Daniel Seltzer

Alice E. Seltzer

STATE OF OHIO, HURON County, ss.

B. B. Hathaway

Before me, a Notary Public in and for said County and State, on this 4th day of June 1924, personally appeared Daniel Seltzer and Alice E. Seltzer, his wife to me known to be the identical persons 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 above set forth.

My commission expires Aug. 29, 1924

(SEAL)

B. B. Hathaway, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, July 1, 1924 at 3:40 o'clock P. M. in Book 492, page 23

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk