

To Have and to Hold the afore said premises to the said L. W. Marks his heirs or assigns in fee simple forever. And I, L. W. Patrick guardian of Rachel Patrick et al, minors, for myself as guardian and for my wards as the sole heirs of an undivided three eighths interested in said above described lands subject to the above mentioned life estates do covenant with the said L. W. Marks his heirs and assigns that said Rachel Patrick et al, are lawfully seized in fee of the afore granted premises that said premises are free from all incumbrances and that before the sale of the above described premises I procured an order from the Probate Court of the Northern District of the Indian Territory sitting at Vinita during the January term 1907 authorizing me to offer for sale and to sell at public auction the above described lands; that I procured the appraisement of said lands by three disinterested householders of said district; that I also advertised said sale by posting notices of the same at more than 10 of the most public places in said district 20 days before the date thereof in which notices I gave particular description of the land to be sold, the place and the time of sale, that on the 15th day of May 1907 at the hour of 10 o'clock in the forenoon at the door of the Court House in the City of Vinita Indian Territory I offered for sale said lands for a sum not less than three fourths of the appraised value said sum to be paid in cash, ^{the 10 acre tract was \$70.00} that the highest and best bid at said sale for ^{that the highest and best bid for} the said 70 acre tract was \$21.75 that both of said bids were made by party of the second part above and that I thereupon sold said lands to the party of the second part.

In witness whereof the said party of the first part has hereunto set his hand and seal on the day first above written

approved this 15th day of May 1907
Joseph A. Gill U.S. Judge

L. W. Patrick
guardian of Rachel Patrick et al