

sell and dispose of same at public sale, without appraisement, (the appraisement required by law being hereby expressly waived) at the place where said property is located, for cash in hand, without notice, at which sale any of the parties hereto may purchase as other parties. And out of the proceeds of said sale the said party of the second part, its successors or assigns, to retain the amount then due it, together with the costs of this trust and the costs of sale, rendering the over plus if any to said party of the first part, his heirs, executors, administrators or assigns.

The said party of the first part to keep said property insured for at least \$6,000.00, loss if any payable to said party of the second part as to interest therein may appear.

And the said party of the first part hereby guarantees the title to said property, and warrants it to be clear and free from all incumbrances whatsoever.

In Witness Whereof, said party of the first part has hereto set his hand the day and date first herein above written.

B. S. Beard.

United States of America, Western District, Indian Territory, SS.

Personally appeared before me, the undersigned, a Notary Public, within and for the district of said, B. S. Beard, to me personally well known and known to me to be the party grantor in the foregoing deed of conveyance, and acknowledged the signing thereof to be his free and voluntary act and deed for the purposes and considerations therein set forth, and I hereby so certify.

Witness my hand and seal, as such Notary Public, this 1st day of September, 1906.

(Seal) Western District, Indian Territory.

my commission expires Feb. 25th, 1908.

Carl Pursel

Notary Public.

Filed for Record Sep. 15, 1906, at 5:00 a.m.

Chas. Lorton

Deputy Clerk and Ex-officio Recorder.