

GUARDIAN'S DEED.

THIS INDENTURE, Made the 4th, day of December, Nineteen Hundred and Eight, at Tahlequah, State of Oklahoma, by and between Eugene E. Tipton, the duly appointed, qualified and acting guardian of Samuel Tipton, Laura Tipton, Myrtle Tipton, Minerva Tipton and John H. Tipton, minors, party of the first part and H. B. Boyd of Sarcoxie Missouri, party of the second part,

WITNESSETH: That, Whereas, on the 11th, day of September, 1908, the County Court within and for the County of Cherokee, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said minors, situated in the County of Tulsa and the County of Rogers, State of Oklahoma/ described in said order of Sale.

And, Whereas, under and by virtue of said order of sale and pursuant to legal notice given thereof, the said party of the first part, on the 4th, day of November A. D. nineteen hundred and eight sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Twentynine Hundred (\$2900.00) Dollars, to H. B. Boyd, he being the highest and best bidder and that being the highest and best sum bid.

And Whereas, the said County Court, upon the due and legal return of his proceedings under the said Order of Sale, made by the said party of the first part on the 11, day of September, A. D. 1908, did on the 5th, day of December, 1908, make an order confirming said sale and directing conveyance to be executed to the said party of the second part; a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of said Rogers County/ within which the said land sold is situated, on the 11th, day of December A. D. 1908, in Book 49 on page 124, and which said order of confirmation now on file and of record in said County Court, and which said record thereof in said Register of Deed's Office are hereby referred to and made a part of this indenture.

Now, Therefore, the said Eugene E. Tipton, as the guardian of the said Samuel Tipton, Laura Tipton, Myrtle Tipton, Minerva Tipton and John H. Tipton, minors, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the County Court, and for and in consideration of the sum of Twenty nine hundred (\$2,900.00) Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title, interest and estate of the said minors, in and to all the certain lot, piece or parcel of land, situated, lying and being in said Counties of Tulsa and Rogers, State of Oklahoma, and bounded and particularly described as follows, to wit:

Samuel Tipton --- N/2 of NW/4 of NE/4 of Section (21) and W/2 of NW/4 of NE/4 of Section (28) all in Township 21 N., Range 14 E., containing in all 40 acres.

Laura Tipton --- E/2 of NW/4 of NE/4 and W/ 2 of NE/4 of NE/4 of Section 28, Township 21 N., Range 14 E., and SE/4 of NW/4 and NE/4 of SW/4 of NW/4 of Section 1, Township 20 N/, Range 14 E., containing 90 acres.

Myrtle Tipton --- E/2 of NE/4 of NE/4 of Section 28, Township 21 N., Range 14 E., and W/2 of NW/4 of NW/4 and NW/4 of SW/4 of NW/4 of Section 1, Township 20 N/ Range 14 E., containing in all 50 acres.

Minerva Tipton --- E/2 of SE/4 of SE/4 and NW/4 of NE/4 of SW/4 of Sec. 21, Township 21 N., Range 14 E., and E/2 of NW/4 of NW/4 and NE/4 of NW/ 4 and W/2 of NW/4 of NE/4 and NE/4 of NW/4 of NE/4 all in section 1, Twp., 20 N., Range 14 E., containing 120 acres.

JOHN H. Tipton --- E/2 of SE/4 of NE/4 and SE/4 of NE/4 of SE/4 of Section 21, Twp. 21 N