

-----: Guardians Deed :-----

THIS INDENTURE, Made the 11th day of June Nineteen hundred and eight at Tahlequah Cherokee Co., State of Oklahoma, by and between Madison Sanders the duly appointed, qualified and acting Guardian of Henry Sanders, Geneva Sanders, Carl Sanders and Maggie D Sanders, minors, , party of the first part, and Frank J Boudinot of Fort Gibson Oklahoma the party of the second part.

Witnesseth, That Whereas, on the eighth day of January 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 Henry Sanders, Geneva Sanders, Carl Sanders, and Maggie Sanders, Minors, situated in the County of Tulsa State of Oklahoma, described in said order of sale as the N 1/2 of the SE 1/4 of section 5, township No 20 North, Range No 13 East. Said minors interest being one undivided four-ninths.

And WHEREAS, under and by virtue of said order of sale and pursuant to legal notices given thereof, the said party of the first part, on the 29th day of January A.D. Nineteen hundred and eight said the hereinafter described real estate specified and described in said order of sale, subject to confirmation by said Court, for the sum of Nine Hundred and ten (\$ 910.00) Dollars to Frank J Boudinot, he being the highest and best bidder, and that being the highest and best ~~bid~~ sum bid.

And whereas the Said County Court, upon the ^{date} and legal return of all proceedings under the said Order of Sale, made by the said Party of the first part on the 2nd day of March A.D. 1908. did on the 14th day of March 1908 make an order confirming said sale, and directing conveyances 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 Tulsa County, within which the said land sold is situated, on the 20th day of March A.D. 1908, in Book 31 on page 527 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 Deeds office are hereby referred to and made a part of this indenture.

NOW THEREFORE, the said Madison Sanders as ^{Guardian} of the said Henry Sanders, Geneva Sanders, ^{Carl} Sanders and Maggie D Sanders, 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 NINE HUNDRED AND TEN (\$ 910.00) 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 Henry Sanders, Geneva Sanders, Carl Sanders and Maggie D Sanders, minors, in and to all the certain lot, price, or parcel of land, situated, lying and being in said County of Tulsa, State of Oklahoma and bounded and particularly described as follows-to-wit: One undivided four-ninths interest in remainder after the termination of the life estates therein of Madison Sanders and Louisa Sanders in and to the North Half (1/2) of the South-west quarter (1/4) of Section Five (5) Township No Twenty (20) North, Range No Thirteen (13) East of the ~~Indian~~ Indian Base and Meridian, containing Eighty (80) acres, more or less, as the case may be, according to the United States geological survey thereof, together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises,