

private sale to the highest bidder, reserving to the said ward a one-eighth (1/8) royalty on all oil produced from said premises and an annual rental of One Hundred and Fifty Dollars (\$150.00) per annum, for each gas well the product of which is sold off said premises, and further ordered that the said guardian enter into an additional bond with sufficient sureties, conditioned to sell the said interest of the said minor in the said real estate in the manner and to account for the proceeds of the sale as provided by law, in the sum of Two Thousand Dollars :

And, whereas, written consent to make an order of sale was subscribed by all persons interested therein and the next of kin :

And, whereas, said bond with sufficient sureties was by the said Guardian duly given and approved by the <sup>said</sup> Court, and, whereas, due notice of the said sale was posted up in three (3) of the most public places in the County in which the land is situated and published in a newspaper, to-wit Tulsa Weekly Democrat as required by law and by the order of the Court then made shortening the time of notice, and which said notices describe the interests in the said lands to be sold with common certainty and stated the day on or after which the sale would be made and the place where offers or bids would be received, and which said order and notice fixed the time Nine (9) O'clock A.M. of the 29th day of June 1908 as the time at which said sale would be made, and said notice was duly published the publication being on the 29th day of June 1908.

<sup>said</sup> And, whereas, on said 29th day of June 1908 the said Guardian sold the leasehold interest as in said order provided to William Carnill for the sum of Two Thousand Dollars, the same being in full appraised value thereof. ✓

And, whereas, on the 9th day of July 1908 the said Guardian made a return of his proceedings to the said Court, which was duly filed and in said return asked a hearing upon the same so soon as the Court could hear and determine the same, at which time the Court fixed the day for hearing the return as for the 9th day of July 1908 :

And, whereas, the said Judge of the said Court gave notices by notices posted in Three (3) Public places in the County ten (10) days prior to said date and which said notices indicated the interest in the land sold, the sum for which it was sold and referred to the return for further particulars.

And, whereas, on said 9th day of July 1908 the Court examined the return and the witnesses in relation to the same, and it appearing that the proceedings were fair and the sum bid proportionate to the value, and it appearing that a larger sum could not be obtained, and there being no objections to said sale or the confirmation thereof, that said sale was legally made and fairly conducted;

\* And, whereas, the Court then and there made an order confirming the same and directing the lease and conveyance to be executed, and which order of confirmation was recorded in the office of the Register of Deeds of Tulsa County Oklahoma on the 9th day of July 1908 in Volume 37 at page 119 of the Misc Record. ✓

\* Now, therefore, pursuant to the aforesaid orders and proceedings, and in consideration of the sum of Two Thousand Dollars aforesaid by said William Carnill paid to the undersigned H.C. Payne, Guardian of the person and estate of the said Ruth A Payne a minor, receipt of which is hereby acknowledged, and of the covenants and agreements herein after contained, the said H.C. Payne, as guardian of the person and estate of the said Ruth A Payne, a minor, has granted, demised, leased and let and by these presents does grant, lease and let unto the said William Carnill, hereinafter denominated party of the second part, his successors, or assigns for the sole and only purpose of