

the duly filed and approved report of said appraisers on file in the County Court of Tulsa County State of Oklahoma; and,

WHEREAS, On the 1st, day of June, ¹⁹⁰⁸ the said executrix, acting under the authority given her by ^{the} ~~the~~ decedent's will and the Statutes of Oklahoma in such case made and provided, sold said land hereinafter described at private sale to S. E. Dixon for the sum of \$500, said sum being more than 90% of the appraised value thereof, and no greater sum than above specified being obtainable; and

WHEREAS, Said executrix filed her return of said sale and ^{all} proceedings had therein on the 5th, day of June, 1908, ^{in the County Court of Tulsa County} ~~in the County of Tulsa~~, State of Oklahoma; and

WHEREAS, pursuant to a certain order of the said County Court, made on the 5th, day of June 1908, and the Statutes of Oklahoma in such cases made and provided, there was published in the Tulsa Daily Democrat, a newspaper published daily in the County of Tulsa, State of Oklahoma, for a period of ten days before June 17, 1908, a notice that the executrix would, on the said 17th day of June, 1908, apply to said County Court of Tulsa County, State of Oklahoma, for the confirmation of the said sale of property hereinafter described; and

WHEREAS, on the 5th, day of June, 1908, said executrix presented her petition to said Court praying that said sale be in all things confirmed and ratified; and,

WHEREAS, The said County Court on the 17th, day of June, 1908, made a certain order adjudging and decreeing that said sale be and thereby was in all things confirmed and ratified and directing said executrix to make good and sufficient conveyance of said property to S. E. Dixon, the purchaser of said property at said sale: and,

WHEREAS, said order is recorded on page 13 or record 37 of the official records of the Register of Deeds of Tulsa County, State of Oklahoma, and is hereby referred to and made a part of this indenture as prescribed by the Statutes of Oklahoma; and,

WHEREAS, Said order empowers and directs said executrix to execute a good and sufficient conveyance of said premises hereinafter described to the said S. E. Dixon, purchaser at ^{said} ~~at~~ sale:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Emily M. Campbell, executrix of the will of Wilbur Emory Campbell, deceased, and the party of the first part, by virtue of the power given her by said will and a certain order of the County Court of Tulsa County, State of Oklahoma, said order being ^{recorded} ~~referred~~ on page 13 of record 37 of the official records of the Register of Deeds of Tulsa County, State of Oklahoma, and in pursuance of the Statutes of Oklahoma in such cases made and provided, for and in consideration of the sum of Five Hundred (\$500) Dollars, above mentioned, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto S. E. Dixon, all the right, title ~~and~~ interest and estate held by said decedent, Wilbur Emory Campbell, at the time of his death on the 29th, day of October, 1907, in and to the following described real property and premises, situate in Tulsa County, State of Oklahoma, to wit:

Lot Two (2) in Block Four (4) of the T. T. T. Addition to the City of Tulsa, Oklahoma: Together with all the improvements thereon and appurtenances thereunto belonging or in anywise appertaining, and as said executrix warrants the title to the same.

TO HAVE AND TO HOLD said described premises unto the said party of the second part, his heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgements, mortgages and other liens and encumbrances of whatsoever nature, as fully and absolutely as she, the said executrix can, may or ought to, by virtue of said will, said order of the ^{County} ~~Court~~ of Tulsa County, State of Oklahoma, recorded on page 13 of record 37, of the official records of the Register of Deeds of Tulsa County, State of Oklahoma, and the Statutes of Oklahoma in such cases made and provided, grant, bargain, sell and convey the same.