

and as much longer as oil and gas should be found in paying quantities upon said lands should be sold at private sale to the highest bidder reserving to the said ward a one eighth ( $1/8$ ) royalty of all said 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 surities, conditioned to sell <sup>the</sup> 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 the ~~said~~ order of sale was subscribed by all persons interested therein and the next of kin: and,

WHEREAS, Said bond with sufficient surities was by the said Guardian duly given and approved by the said Court, And, Where as, due notice of 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 described 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 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. ; and,

✓ WHEREAS, on the said 29th, day of June, 1908, the said Guardian sold the said Leasehold interest as in said order provided to William Carnill for the sum of Two Thousand Dollars the same being the full appraised value thereof:

✓ And, Whereas, on the said 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, and at which time the Court fixed as the day of hearing the return as for the 9th, day of July, 1908.: and ,

WHEREAS, The said Judge of the said Court gave notice by notices posted in three (3) public places in the county ten (10) days prior to said date in 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 29th, day of october, in record 44, Page 383.

NOW, THEREFORE, pursuant to the aforesaid order 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, minor, has granted, demised, leased and let, and by these presents does grant, demise, 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 mining and operating for oil and gas and of laying pipe lines and of building tanks, stations and structures thereon to take care of said products of that