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INTERNAL REVENUE

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## GUARDIAN'S DEED.

This indenture, made on this 18th day of December, 1922, by and between J. M. Crutchfield of Tulsa, Oklahoma, <sup>the father of</sup> Guardian of Charlie Williams, a minor, party of the first part, and Pearl B. Jackson, of Tulsa, Oklahoma, party of the second part.

WITNESSETH: That whereas, on the 21st day of August, 1922, the County Court within and for Tulsa County, State of Oklahoma, made and entered an order of sale, authorizing party of the first part to sell certain real estate belonging to Charlie Williams, a minor, situated in Tulsa County, Oklahoma, and specifically and particularly described in said order of sale as the

North half (NE $\frac{1}{2}$ ) of the northeast quarter NE $\frac{1}{4}$  and the northeast quarter (NE $\frac{1}{4}$ ) of the north west quarter (NW $\frac{1}{4}$ ) of section thirty one (31) township nineteen (19) north, range eleven (11) east, in Tulsa County, Oklahoma, containing 120 acres, more or less,

and which order of sale is now filed and of record in County Court of Tulsa County, Oklahoma, same being a part of the probate records and files in Probate case No. 783, and which is hereby referred to and made a part of this indenture; and

Whereas, under and by virtue of said order of sale, and pursuant to the legal notices given thereunder, the said party of the first part, J. M. Crutchfield, guardian of Charlie Williams, a minor, did on the 12th day of September, A.D. 1922, at the West front <sup>door</sup> of the Court House in Tulsa County, Oklahoma at ten O'Clock A.M., offer for sale and sell at public auction to the highest and best bidder for cash in hand, subject however to the confirmation of said sale by the County Court of Tulsa County, Oklahoma, the real estate above described, situated in Tulsa County, Oklahoma, to Cyrus S. Avery, for the sum and price of \$1,320.00, he being the highest and best bidder therefor at said sum, and

Whereas, said guardian thereafter made his written return of said sale showing how, when and in what manner he conducted said sale under said order and all of his proceedings thereunder, and

Whereas, after due and proper notice thereof and on the 20th day of September, 1922, when said return of sale was heard by the County Court of Tulsa County, the said second party to this indenture, John Brown, appeared in open court and in the presence of the judge thereof and increased the bid of Cyrus S. Avery, for said land from thirteen hundred and twenty (\$1320.00) dollars to twenty two hundred (\$2,200.00) dollars, and

Whereas, the said County Court thereupon being fully and sufficiently advised in the premises made and entered its order ratifying, approving and confirming the said sale of real estate to John Brown upon his increased bid over that of Cyrus S. Avery, from \$1,320.00 to \$2,200.00, and ordered and directed the said party of the first part, as guardian aforesaid, to execute and deliver proper conveyance, conveying said above described property to John Brown, upon the payment to said Guardian of the offer and bid made by him for said land, and

Whereas, thereafter said John Brown declined to accept the title to said property and refused to pay the purchase price bid by him for same, and

Whereas, thereafter and on the 20th day of November, 1922, the County Court of Tulsa, Oklahoma, upon proper petition of the Guardian herein made and entered its order setting aside, cancelling and holding for naught the order of confirmation