

COMPARED

confirmation of said sale, the Court proceeds to examine said return and witness in relation to the same, it being first proven to the satisfaction of the court that due and legal notice of this hearing has been given as required by law and the prior order of this Court, and that notice of said sale was given as prescribed by law and by the prior order of this Court, and a full hearing and examination being had in the premises in open Court, and being fully satisfied the Court finds:

That the said Bess C. Young, as guardian of the estate of the above named minor, Mayo Wilbur Young, pursuant to an order and decree of sale made by this Court in this cause on the 25th day of January, 1923, did, at private sale on the 10th day of February, 1923, sell all of the right, title, claim, interest and estate of the said Mayo Wilbur Young, a minor, in and to all the following described real estate and premises lying and situate in Tulsa County, Oklahoma, to-wit:

Lot Thirteen (13), Block Twelve (12) Lynch Forsythe Addition, Tulsa,
Oklahoma, unto Nellie J. Hibbs

for the sum of \$100.00, on the following terms and conditions to-wit: Cash upon confirmation of said sale by the County Court of Okfuskee County, Oklahoma, and the execution of proper deed of conveyance by the guardian.

And now on this 24th day of February, 1923, the same being the day set for hearing upon the return of sale, comes Leroy Cheek, a responsible person and offers and bids in writing the sum of \$125.00 for said property, and it appearing to the Court that the bid of Nellie J. Hibbs in the sum of \$100.00 is disproportionate to the true value of said property, and that the bid of the said Leroy Cheek in the sum of \$125.00 is not disproportionate to the true value of said property, and that the same exceeds more than ten per cent the bid of the said Nellie J. Hibbs, exclusive of the cost of a new sale, the bid of the said Leroy Cheek is hereby accepted and he is by the Court declared to be the purchaser of said real estate and property.

That before making said sale the additional bond required of said guardian was made and filed herein and duly approved by the Court; that due notice was given of said sale as prescribed by law and the prior order of this Court; that the proceedings of said guardian in and about said sale, under said order and decree of sale, were in all respects fair and regular; that the said Leroy Cheek was the highest and best bidder for said property at said sale, and that said sum of \$125.00 was the highest and best sum bid for said property, and is not disproportionate to the value thereof, and that a sum exceeding such a bid at least ten per cent exclusive of the expense of a new sale, cannot be obtained; that said sale was legally made and fairly conducted, and that the said guardian in all things proceeded, conducted and managed said sale as prescribed and required by law and the order of this court.

It is therefore hereby ordered, adjudged and decreed by the Court that said sale be, and the same is hereby approved and declared valid and confirmed to the said Leroy Cheek and the said Bess C. Young, as guardian of Mayo Wilbur Young, a minor, is hereby ordered and directed to execute, acknowledge and deliver unto the said purchaser proper and legal conveyance of said property.

(SEAL)

William L. Seawell
County Judge of Okfuskee
County, Oklahoma

Filed for record at Tulsa, Tulsa County, Oklahoma, Mar. 2, 1923, at 9:30 o'clock A. M.
and recorded in Book 444 Page 205.

By Brady Brown - Deputy

(SEAL)

O. G. Weaver - County Clerk.