

State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Ruby Bagley, minor, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale; and which said order of sale, now on file and of record in said County Court, 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 legal notices given thereof, the said party of the first part, on the 21st, day of March, A. D. 1923, at private sale offered for sale at the said EXCHANGE TRUST COMPANY'S offices and subject to confirmation by said County Court, said real estate, situated in the said County of Tulsa and specified and described in said order of sale as aforesaid, and at such sale the said party of the second part became the purchaser of the said real estate hereinafter particularly described, for the sum of Eleven Hundred and Sixty-six Dollars (\$1166.00), he being the highest and best bidder, and that being the highest and best sum bid; and,

WHEREAS, the said County Court, upon due and legal return of the proceedings under said order of sale, made by the said party of the first part on the 21st, day of March, 1923, after making the said sale, did, on the 31st, day of March, A. D. 1923, make an order confirming the sale, and directing conveyance to be executed to the said party of the second part; a certified copy of which order of confirmation was filed for record in the office of the register of deeds of said Tulsa County within which the said land sold is situated, on the 31st, day of March, A. D. 1923, at _____ o'clock, _____ m. and recorded in Book _____ of _____, page _____, and which said order of confirmation, now on file and on record of said County Court, and which said record thereof in said recorder's office is hereby referred to and made a part of this indenture.

NOW THEREFORE, the said Exchange Trust Company, Guardian of the estate of Ruby Bagley, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the County Court for and in consideration of the said sum of Eleven Hundred and Sixty-Six Dollars (\$1166.00), to it in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, his heirs and assigns, forever, all the right, title, interest and estate of the said Ruby Bagley, a minor, in and to the following described real estate situate, lying and being in said Tulsa County, State of Oklahoma, and bounded and particularly described as follows, to-wit:

An Undivided one-sixth interest in and to Lot Eleven(11) according to the plat of Joe Kostachek's Sub-Division of Lots One (1) and Two (2) in Block Eighty-One (81); and an undivided one-sixth interest in and to a part of Lot Ten (10) of Joe Kostachek's subdivision of Lots One (1) and Two (2) in Block Eighty-One (81), all in the City of Tulsa, Tulsa County Oklahoma, according to the recorded plat thereof, and more particularly described as follows: Beginning at the southeast corner of said Lot 10 and thence in a northerly direction along the easterly line of said Lot 10 to the northerly line thereof; thence in a westerly direction along the northerly line of said Lot 10 a distance of three feet; thence in a southerly direction to a point on the south line of said Lot 10 a distance of 5½ feet west from the southeast corner thereof;