

S. P. Maxwell, the duly appointed, qualified and acting Guardian of the person and estate of Benjamine Maxwell, Esther Maxwell, Adah Maxwell, Jessie Maxwell, and Marie Maxwell, minors, of the County of Pawnee, State of Oklahoma, party of the first part, and Robert W. Gibbs, of Tulsa County, State of Oklahoma, party of the second part.

Witnesseth : That, whereas, on the 7th day of October, 1920, the Court within and for the County of Pawnee, State of Oklahoma, made and entered an order of sale, authorizing, empowering and directing the said party of the first part, as guardian of the person and estate of Benjamine Maxwell, Esther Maxwell, Adah Maxwell, Jessie Maxwell and Marie Maxwell, minors, to sell certain real estate belonging to the above named wards, situated in the said county of Tulsa, State of Oklahoma, specified and particularly described in said order of sale, either in one parcel or subdivisions, as the party of the first part should adjudge most beneficial for the estate of said wards; and which said order of sale, now on file and of record in said County Court, is referred to and made a part of this indenture; and,

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Whereas, under and by virtue of said order of sale, and pursuant to legal notices given thereof, as required by law, the said party of the first part, on the 6th day of November, 1920 at the law office of J. B. Sowder, in the City of Cleveland County of Pawnee, State of Oklahoma, at the hour of two (2) o'clock P.M. of said day, offered for sale at said time and place, subject to the approval and confirmations of said County Court, the said real estate situated in said County of Tulsa, State of Oklahoma, and specified and particularly described in said order of sale aforesaid, and at said sale the said party of the second part became and was the purchaser of said real estate hereinafter particularly described, for the sum of eight hundred (\$800.00) dollars, 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 14th day of November, 1920 after making said sale, did, on the 29th day of December, 1920, make an order approving and confirming said sale, and directing proper conveyances to be made to the party of the second part; a certified copy of which order of confirmation of sale was duly filed for record in the office of the County Clerk of the said County of Tulsa, State of Oklahoma, within which County said real estate so sold is situated, on the \_\_\_\_ day of \_\_\_\_ 1921, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in book \_\_\_\_ of \_\_\_\_ at page \_\_\_\_ and which said order of confirmation, now on record in the office of said County Clerk, and the record thereof is hereby referred to and made a part of this indenture.

Now, therefore, the said S. P. Maxwell, as the Guardian of the person and estate of the above named wards, the party of the first part, pursuant to the order last aforesaid, of said County Court, for and in consideration of the sum of two hundred sixty six and 67/100 (\$266.67) dollars, to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, and the execution and delivery by said party of the second part to said party of the first part of his note and bond, secured by a mortgage upon the real estate herein conveyed, for the sum of five hundred thirty three and 33/100 (\$533.33) dollars, due within two years after date, according to law, 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 that the above named minors have acquired in any manner, by operation of law, or otherwise, in and to the real estate, situate, lying and being in the said county of Tulsa, State of Oklahoma, bounded and particularly described as follows, to-wit:

Lots two (2) and three (3) in Block eight (8) in the original