

#259739 EC

COMPARED

GUARDIAN'S DEED;

THIS INDENTURE, made the 3rd, day of June, 1924, by and between EXCHANGE TRUST COMPANY a corporation, of Tulsa, Oklahoma, the duly appointed, qualified, and acting guardian of the estate of Clarence E. Townes, an incompetent, party of the first part, and Eva Carnes, party of the second part, Witnesseth:

THAT, whereas, on the 20th day of March, 1924, the County Court of Tulsa, County, State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Clarence E. Townes, an incompetent, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in sub-division, as the said party of the first part should judge most beneficial to said incompetent and said estate; 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 7th, day of April A. D. 1924, at the County Court Room, in said County of Tulsa, between the hours of 9 O'Clock A. M. and 4 O'Clock P. M. on the same day, to-wit; at 10 O'Clock A. M. offered for sale at private sale and subject to confirmation by said County Court, said real estate, situated in 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 Three Hundred Dollars, she 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 7th day of April, A. D., 1924 after making the said sale, did, on the 17th day of April A. D. 1924, 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 3rd day of June, A. D. 1924, at 2:30 O'Clock P. M. and recorded in book 484 of Misc. Record, Page 405, and which said order of confirmation, now on file and on record in 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 said Clarence E. Townes, an incompetent, as aforesaid, the party of the first part, pursuant to the order last aforesaid, of the said County Court, for and in consideration of the said sum of Three Hundred Dollars, to in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, ~~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, her heirs and assigns forever, all the right title, interest and estate of the said Clarence E. Townes, an incompetent, in and to all the certain lot piece, or parcel of, of land situate, lying and being in said Tulsa County, State of Oklahoma, and bounded and particularly described as follows, to-wit;

An undivided one-half interest in and to the East 40 feet of Lots 7 and 8, in Block 24 of College Addition to the City of Tulsa, according to the recorded plat thereof, subject however, to certain mortgage indebtedness of approximately \$3, 100.00 being all of the right, title, and interest of Clarence E. Townes, an incompetent person, in and to the said described real estate.

INTERNAL REVENUE
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Cancelled