

256952 C. J.

COMPAKED

GUARDIAN'S DEED.

THIS INDENTURE, Made this 21 day of April, A. D. , 1924, by and between CLAUDIA L. FERGUSON, the duly appointed, qualified and acting guardian of the estate of Nellie Bertram Ferguson, a minor, party of the first part, and G. B. CHENOWETH of Tulsa, Oklahoma, of the second part,

INTERNAL REVENUE
\$ 1.00
Cancelled

WITNESSETH: That,

WHEREAS, on the 8th day of March, 1924, the county court within and for the county of Tulsa and State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Nellie Bertram Ferguson, a minor, situated in said Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, at private sale, either in one parcel or in subdivisions, as the said party of the first part should judge most beneficial to 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 the said order of sale and pursuant to legal notice given thereof, the party of the first part did offer for sale at private sale, on the 26th day of March, 1924, which was the day fixed in the notice of sale on or after which bids would be received, the undivided one-half interest of the said minor in and to the real estate specified and described in said order of sale and hereinafter described; and on the day and date last aforesaid did sell at private sale to the party of the second part, the real estate aforesaid, subject to confirmation by this court, for the sum of SIX HUNDRED DOLLARS (\$600.00) cash, upon confirmation of sale, he, the party of the second part, being the highest and best bidder and that sum 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 2nd day of April, 1924, after making the said sale, did, on the 17th day of April, 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 said order of confirmation was filed for record in the office of the county Clerk in and for said Tulsa County, within which the said land sold is situated, on the ----- day of , 1924, at ---- o'clock, --.M., and recorded in Book ----- at page----, thereof, and which said order of confirmation, now on file and of 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 Claudia L. Ferguson, guardian of the estate of Nellie Bertram Ferguson, a minor, 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 SIX HUNDRED DOLLARS (\$600.00) to her 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, 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 Nellie Bertram Ferguson, a minor, in and to all that certain lot, piece or parcel of land, situate, lying and being in said Tulsa County, State of Oklahoma, to-wit:

An undivided one-half interest in and to Lots 32-33-34 and 35, in Block 5 in Capitol Hill Second Addition to the city of Tulsa, according to the recorded plat thereof,

together with the tenements, hereditaments and appurtenances unto the same belonging or in any wise appertaining.

TO HAVE AND TO HOLD , all and singular, the above described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns,

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