

the property so levied, upon actual view thereof, and the said householders have duly and as directed appraised the said above described property forthwith made and returned to said Sheriff under their hands, an estimate and appraisal of the real value of said property, which said appraisers fixed at \$_____ and on receipt of said appraisal, the Sheriff deposited a copy thereof with the Clerk of said Court.

AND, WHEREAS, Said Sheriff thereupon advertised said property for sale by giving due and legal notice of the time and place of sale, and the property to be sold, by advertising the same in the Tulsa Daily Legal News a newspaper of general circulation, printed and published in said County of Tulsa, Okla., once a week for at least thirty days prior to the day of sale, which was the 10th. day of February, 1925, and by posting an advertisement of said sale at the Court House door, and at five other public places in the County, two of which were in the township where said property is situated.

AND, WHEREAS, On the said 10th. day of February, 1925, pursuant to said Notice of Sale, the Sheriff did offer the said property for sale, at public auction at the front door of the Court House in the City of Tulsa, in said County of Tulsa, at the hour of 2 P.M. at which sale the said property was sold and struck off to the said S C Nixon, the party of the second part, for \$2,450.00 the said S C Nixon being the highest bidder, and that being the highest sum bidden, and the whole price paid for same, and being more than two thirds of the appraised value thereof.

AND, WHEREAS, The said Sheriff having made return of said execution into said Court, on the 10th. day of February, 1925, with his proceedings thereunder duly certified and endorsed thereon, and the said Court having carefully examined said proceedings, and being satisfied that the said sale had in all respects been made in conformity with the provisions of law, did, on the 21st. day of February, 1925, direct that the Sheriff make and execute to said purchaser S C Nixon party of the second part a good and sufficient deed to said premises so sold;

NOW, THEREFORE, The Sheriff of Tulsa County aforesaid, party of the first part by virtue of said writ and order, and in pursuance of the statutes in such case made and provided, for and in consideration of the said sum above mentioned, to him in hand paid by S C Nixon party of the second part, the receipt of which is hereby acknowledged, hath granted, bargained, and sold, conveyed and confirmed and by these presents does grant bargain, sell, convey and confirm unto the said party of the second part his heirs and assigns, all the estate, right, title and interest which the said judgment debtor, the said J Truman Nixon had on the 20th. day of November, 1923, (here name time when judgment lien became effective) or at any time thereafter, or now has, of, in and to the above described premises, situated in the said County of Tulsa, State of Oklahoma, together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, The said premises, with the appurtenances unto the said party of the second part, his heirs and assigns, forever, as full and absolutely as he, the Sheriff aforesaid can, may or ought to by virtue of the said writ, and of the statutes in such case made and provided, grant, bargain, sell, release, convey and confirm the same.

IN WITNESS WHEREOF, The said party of the first part, Sheriff as aforesaid, hath hereunto set his hand and seal, the day and year first above written.

R D SANFORD, Sheriff of Tulsa County
State of Oklahoma.

STATE OF OKLAHOMA,)
) ss
TULSA COUNTY)

BE IT REMEMBERED, That on this ____ day of February, in the year one thousand nine hundred and twenty five, before me a Notary Public personally appeared R D Sanford, Sheriff