

Co. 10

## DEED OF GUARDIAN.

THIS INDENTURE, Made this 3rd, day of April, 1909, by and between Henry Byrd, the duly appointed, qualified and acting Guardian of Susie Byrd, a minor, party of the first part, and Chas. L. Brown and Hiram E. Ellingwood, parties of the second part:

WITNESSETH: That Whereas, on the first day of March, 1909, the County Court within and for the County of Cherokee, State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of said Susie Byrd, a minor, said land being situated in the County of Tulsa, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in separate parcels, as said party of the first part should judge most beneficial to said estate, and which said order now on file and of record in said County Court 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 notice given thereof, the said party of the first part, on the 23rd, day of March 1909, at the Court Room of the County Court of Cherokee County, Oklahoma, in the City of Tahlequah, Oklahoma, at the hour of 2 o'clock in the afternoon, opened bids for the sale of the real estate which was to be sold, situated in the County of Tulsa, State of Oklahoma, and specified and described in said order of sale as aforesaid, and at said time Charles L. Brown and Hiram E. Ellingwood were declared to be the highest and best bidders for the tract of land to be sold their bids for the entire tracts being Six Hundred Fifty (\$650.00) Dollars, which was the full amount of the appraised value of the land and that being the highest and best bid for the said tract of land, the same was accordingly sold to said Chas L. Brown and Hiram E. Ellingwood. 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 23rd, day of March 1909, after making the said sale, on the 3rd, day of April, 1909, made an order confirming the said sale and directing conveyance <sup>thereof</sup> to be executed to the said parties 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 Tulsa County, State of Oklahoma, wherein said land so sold is situated, on the 5th, day of April, 1909 at 9 o'clock A. M., and recorded in Book 52, of Miscel. record at page 183, and which order of confirmation now of record and on file in said County court and which record thereof in said Register of Deeds' office is hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said Henry Byrd, Guardian of the estate of Susie Byrd, a minor, party of the first part, pursuant to the order of the County Court last above mentioned, and for and in consideration of the sum of Six Hundred Fifty (\$650.00) Dollars to him in hand paid by the parties of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns forever, all the right, title, interest and estate of the said Susie Byrd, a minor, in and to the following described as follows, situated in the County of Tulsa, State of Oklahoma, ~~and~~ more accurately described as follows, to-wit:

E/2 of NW/4 and N/2 of NW/4 of NW/4 and W/2 of SW/4 of NE/4 and SW/4 of NW/4 of NE/4 of Section 21, Twp. 22 North, Range 13 East of the Indian Base and Meridian, containing 130 acres more or less, together with the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD ALL AND SINGULAR THE ABOVE DESCRIBED PREMISES, together with the appurtenances, unto the said parties of the second part, their heirs and assigns forever.