

appurtenances and immunities thereto belonging or in anywise appertaining unto the said party of the second part, and unto his heirs and assigns forever, the said A. H. Wade hereby covenanting that he is lawfully seized of an indefeasible estate in fee in the premises hereby conveyed; that he has good right to convey the same; that the said premises are free and clear of any incumbrances done or suffered by him or those under whom he claims, and that he will warrant and defend the title to the said premises unto the said party of the Second part, and unto his heirs and assigns forever, against the lawful claim and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the first part has hereunto set his hand, the day and year first above written.

A. H. Wade.

Signed and Delivered in the presence of us:

STATE OF MISSOURI)
; SS.
COUNTY OF HOWARD.)

on this 13th day of April, 1909, before me, personally appeared A. H. Wade, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed. And the said A. H. Wade, further declared himself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in New Franklin, Mo., the day and year first above written.

Birch H. Alsop, Notary Public.

(SEAL) My term expires June 24th, 1912.

Filed for record at Tulsa, Okla., Apr. 20, 1909. at 9.30 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)

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GUARDIAN'S DEED.

THIS INDENTURE, Made the 17th, day of April 1909, at Muskogee, State of Oklahoma, by and between Nannie Manuel the duly appointed, qualified and acting guardian of Ellis Manuel, a minor, party of the first part, and Lon R. Stansbury of Tulsa, Oklahoma, the party of the second part;

WITNESSETH: That Whereas, on the 29th, day of October, 1908, the County Court within and for the County- of Muskogee, State of Oklahoma, made an order of Sale, authorizing the said party of the first part to sell certain real estate of the said Ellis Manuel, situated in the County of Tulsa, State of Oklahoma, described in said order of sale, 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 notice given thereof, the said party of the first part, on the 13th, day of February, A. D., 1909. sold the hereinafter described real estate specified and described in said order of sale to Lon R. Stansbury, subject to confirmation by said Court, for the sum of Eight Hundred Dollars he being the highest and best bidder, and that being the highest and best sum bid.

And Whereas, the said County Court upon the due and legal return of her proceedings under the said Order of Sale, made by the said party of the first part on the 15th, day of February A. D., 1909, did on the 1st, day of March, 1909, make an order confirming said sale, and direc-