

DEED OF GUARDIAN

COMPARED

This Indenture made and entered into this 23rd day of November 1909, by and between Eugene E. Tipton the duly appointed, qualified and acting guardian of Samuel Tipton a minor, party of the first part, and H.B. Boyd party of the second part.

WITNESSETH: That whereas, on the 21th day of September 1909, the County Court within and for Cherokee County, State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of said Samuel Tipton a minor, said lands 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 the 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 18th day of October, 1909, at the Court room of the county Court of Cherokee County, State of Oklahoma in the city of Tahlequah, Oklahoma, at the hour of ---o'clock A.M., opened bids for the sale of the real estate which was to be sold and situated in the county of Tulsa State of Oklahoma, and specified and described in said order of sale as aforesaid, and at said time H.B. Boyd was declared to be the highest and best bidder for the tract of land to be sold, his bid for the entire tract being Four Hundred and Seventy eight dollars, which was at least ninety percent of the appraised value of said land, and that being the highest and best bid for said tract of land, the land was accordingly sold to said H.B. Boyd; 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 18th day of October, 1909, after making said sale, on the 28th day of October, 1909, made an order confirming the sale and directing the conveyance thereof 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 Tulsa County, State of Oklahoma, within which said land is situated on the 5th day of November, 1909, at 3:20 o'clock P.M. and recorded in Book 61 of miscellaneous Records, page 5, and which order of confirmation now on file and of record in the said County Court, and which said record thereof in the office of the Register of Deeds, is hereby referred to and made a part of this indenture.

Now, therefore, the said Eugene D. Tipton, guardian of the estate of Samuel Tipton, a minor, party of the first part, pursuant to the order last aforementioned of the County Court, and for and in consideration of the sum of Four Hundred and Seventy eight dollars, to him in hand paid by said party of the second part, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, 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 Samuel Tipton, a minor, in and to the following described real estate, situated in the County of Tulsa, State of Oklahoma, and more accurately described as follows, to-wit:

N2 of NW4 of NE4, section 21, Township 21, North Range 14 East &