

W2 of NW4 of NE4 Section 28 Township 21 North Range 14 East of the Indian base & Meridian & containing 40 acres more or less together with all and singular 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 party of the second part, his heirs and assigns forever.

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

Witnesses to mark:	^{his} Eugene x E. Tipton
Kenneth S. Merchison.	^{mark} Guardian of
S.L. Miller.	a minor.

State of Oklahoma)

County of Cherokee (S.S.

Before me, P.B. Gilbert, a notary public in and for the said county and state, on this 23rd day of November 1909, personally appeared Eugene E. Tipton, guardian of Samuel Tipton, a minor, and to me well known to be the person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as such guardian as his free act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

(seal)

P.B. Gilbert, Notary Public.

My commission expires June 13, 1912.

Filed for record at Tulsa Dec 10, 1909 at 9 o'clock A.M.

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

DEED OF GUARDIAN.

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 John H. Tipton, a minor, party of the first part, and H.B. Boyd, party of the second part.

WITNESSETH: That whereas, on the 24th day of September, 1909, the County Court within and for Cherokee County, State of Oklahoma, made and order of sale authorizing the said party of the first part to sell certain real estate of said John H. 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 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 10 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

COMPARED