

and described in said order of sale as aforesaid, and at the 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 Two Hundred thirty one and 25/100 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 record, page 16, 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 said Register of Deeds, is hereby referred to and made part of this indenture.

Now, Therefore, the said Eugene E. Tipton, guardian of the estate of John H. Tipton, a minor, party of the first part, pursuant to the order last aforesaid of the County Court, and for and in consideration of the sum of Two Hundred fifty one and 25/100 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, his heirs and assigns forever, all the right, title, interest and estate of the said John H. 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:

E2 of SE4 of NE4 and E2 of NE4 of SE4 section 21, Township 21 North Range 14 East of the Indian Base and 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  
Kenneth S. Merchison.  
B.L. Miller.

his  
Eugene x E. Tipton,  
mark  
Guardian of  
a minor

State of Oklahoma, )  
County of Cherokee ( S.S.

Before me, P. B. Gilbert, a notary public, in and for said County and State on this 23rd day of November, 1909, personally appeared Eugene E. Tipton guardian of John H. 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.