

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 23 day of November, 1909, by and between Eugene E. Tipton, the duly appointed, qualified and acting guardian of Laura 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 an order of sale authorizing the said party of the first part to sell certain real estate of said Laura 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 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 three hundred twelve and 50/100 dollars, which was at least ninety per cent, 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 9, 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 Laura Tipton, a minor, party of the first part, pursuant to the order last