

part 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, 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 one hundred thirty eight 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 there of 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 11, 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 a part of this indenture.

Now, therefore, the said Eugene E. Tipton, guardian of the estate of Minerva J. 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 One Hundred thirty eight 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, 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 Minerva J. Tipton, a minor, in and to the following described real estate, situate in the County of Tulsa, State of Oklahoma and more accurately described as follows, to-wit: E2 of SE4 of SE4 section 21 Township 21, North Range 14 East of Indian Base and Meridian containing 20 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.

his
Eugene X E. Tipton, Guardian of a minor.
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