

Witnesses to mark.

Kenneth S. Merchison.

S.L. Miller.

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 Minerva J. 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)

COMPARED

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 Myrtle 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 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 Myrtle 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, 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 sixty two and 48/100 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, ma le 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