

That Eugene E. Tipton, is the duly appointed, qualified and acting guardian of the estate of Samuel Tipton, a minor, that on the 26th day of August, 1909, said guardian filed in this Court a petition to sell the following described lands, situated in the County of Tulsa, state of Oklahoma, and more definitely described as follows, to-wit:

N2 of NW4 of NE4, section 21, Township 21 north range 14 East and W2 of NW4 of NE4, section 28, township 21 North Range 14 East of Indian Base & Meridian containing 40 acres more or less.

The Court further finds that on the 26th day of August, 1909, an order was duly signed and entered by this Court, for a hearing on said petition to sell the above described lands, that said Order of Court was published for three successive weeks, once a weeks, in the Tahlequah Herald, a weekly newspaper of general circulation in and for the County of Cherokee, State of Oklahoma, the first publication appearing on the 28th day of August 1909, and the succeeding publications on the 4th day of September, 1909, the 11th day of September, 1909, and the 18th day of September, 1909; that proof of said publication was duly made.

The Court further finds that on the 24th day of September 1909, an order or decree was signed by this Court authorizing the guardian herein, to sell at private sale the above described lands; that notice of said sale was posted in three of the most public places in the County of Tulsa, State of Oklahoma, on the 30th day of September, 1909, that proof of said posting was duly made; that notice of said sale was also published for two successive weeks next before the day, on or after which the sale was to be made in the Tulsa Weekly Democrat, a weekly newspaper of general circulation in and for the County of Tulsa, State of Oklahoma, the first publication appearing on the 30th day of September, 1909, and the succeeding publications on the 7th day of October 1909, and on the 14th day of October 1909; that proof of said publication was duly made.

The Court further finds that before said sale the guardian, herein caused the land to be sold, to be duly appraised by three disinterested and qualified appraisers, and that said appraisal was in due form and was duly filed in this Court before the day of sale.

The Court further finds that before sale the guardian, herein filed an additional guardian's bond as the law required, and the same was in due form and was duly approved by this Court.

The Court further finds that the decree of sale in the above entitled cause was made by the Court for the reasons set out in the guardian's petition for sale, and for the reasons set out in the said decree of sale.

The Court further finds that on the 18th day of October, 1909, -----the date appointed for the said sale, bids were opened by the guardian, herein and it was found that H.B. Boyd, had bid the sum of Four Hundred & seventy eight dollars for the above described lands which was at least ninety per cent of the appraised value thereof, and that being the highest and best bid for the said land, the same was accordingly sold to the said H.B. Boyd.

The Court further finds that on the 18th day of October, 1909,