

The court further finds that before said sale the guardian herein caused the property hereinbefore described to be duly appraised by three disinterested and qualified appraisers residents of the County of Tulsa, State of Oklahoma, and that said appraisement was in due form and duly filed in this Court before the day of sale.

The Court further finds that before said sale the guardian herein filed an additional guardianship bond as the law requires, and the same was in due form and duly approved by the Court.

The Court further finds that the decree of sale made in the above entitled cause was made by this court for the reasons set out in said Guardian's petition for sale and for the reasons set forth in said Decree of Sale.

The Court further finds that on the 10th, day of April 1909, the date appointed for said sale, sealed bids were opened by the guardian, and it was found that Walter Mitchell had bid the sum of Sixteen Hundred Twenty Five Dollars for the above described land, which was at least Ninety per cent of the appraised value thereof, and that being the highest and best bid for said land, the land was accordingly sold to Walter Mitchell.

The Court further finds that on the 10 day of April 1909, this Court did sign an order fixing Monday the 26th, day of April 1909, at 10 o'clock A. M. as the time on which a hearing on the Return of said real estate would be had, which order was duly posted in three public places in the County of Muskogee, at least ten days before the hearing, and which Order or Notice was in due form; that proof of said posting has been duly made.

The Court further finds that said sale was legally made and fairly conducted; that the sum bid was not disproportionate to the value of the property sold, and that a sum exceeding such bid by at least ten per cent, exclusive of the expenses of a new sale cannot be obtained; no objection to the confirmation of said sale being made, and the court being fully advised,

IT IS THEREFORE ORDERED, Adjudged and decreed by the Court that the said sale be and the same is hereby confirmed and approved and declared valid, and the proper and legal conveyance of said real estate is hereby directed to be executed to said purchaser Walter Mitchell, by said Guardian, Charles W. Mandler.

W. C. Jackson,
Judge of the County Court.

STATE OF OKLAHOMA, COUNTY OF MUSKOGEE.) SS.

OFFICE OF THE JUDGE OF THE COUNTY COURT.

I, Wm. F. Wells, Clerk of the County Court for the County of Muskogee, State of Oklahoma, do hereby certify that I have compared the foregoing Copy of Order Confirming sale of Real estate with the original now remaining on file in this office, and that the same is a full, true and exact copy thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 26th, day of April, 1909.

(COURT SEAL)

Wm. F. Wells, Clerk of the County court.

Filed for record at Tulsa, Okla., May 27, 1909, at 9.45 o'clock A. M.

H. C. Walkley, Register of Deeds (SEAL)

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