

DEED OF GUARDIAN.

THIS INDENTURE, Made this 31st, day of May 1909, by and between Charles W. Mandler the duly appointed, qualified and acting guardian of Sid Kernal, a minor, party of the first part, and Walter Mitchell, party of the second part. .

WITNESSETH: That, Whereas, on the 19th, day of March 1909, the County Court within and for the County of Muskogee, State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of said Sid Kernal, a minor, said land being located 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 shall 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 10th, day of April 1909, at the office of J. E. Wyand, Room 260 Scales Building, in the City of Muskogee, Oklahoma, at ten o'clock in the forenoon, opened bids for the same of the real estate which was to be sold, situated in the County of Tulsa, State of Oklahoma, and specified and described in said Order of Sale, as aforesaid, and at said time Walter Mitchell was declared to be the highest and best bidder for the said tract of land to be sold, his bid for the entire tract being Sixteen Hundred Twenty Five 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 Walter Mitchell; 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 26th, day of April 1909, after making the said sale, on the 10th, day of April 1909, made an Order confirming the sale and directing 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 sold is situated, on the 27th, day of May 1909, at 9.45 o'clock A. M. and recorded in Book 62 of Miscellaneous Record, Page 137, and which order of confirmation now on file and of record in said County Court, and which said record thereof in said Register of Deeds office is hereby referred to and made a part of this indenture.

Now, Therefore, the said Charles W. Mandler, Guardian of the estate of Sid Kernal, 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 Sixteen Hundred ^{Twenty five} 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 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 Sid Kernal, a minor, in and to the following described lands situated in the County of Tulsa, State of Oklahoma, and more particularly described as follows, to-wit:

Southeast Quarter of Southeast Quarter of Section Seven (7), Township Nineteen (19) North, Range Thirteen (13) East; South 8 acres of Northwest 10.62 acres of Lot 10, Northeast 10 acres of lot 10, North Half of Southeast 10 acres of Lot 10, Southwest Quarter of Southeast 10 acres of Lot 10, Southwest 10.61 acres of Lot 10, East 20 acres of Lot 9, Northwest 10.67 acres of Lot 9, North 5.33 acres of Southwest 10.67 acres of Lot 9, North 10 acres of South 20 acres of Lot 8 and Lots 3, 4, and 7, less 2.01 acres for