

GUARDIAN'S DEED.

THIS INDENTURE, Made the 19th, day of June, Nineteen hundred and Nine at Wagoner, State of Oklahoma, by and between Andy Tell, the duly appointed, qualified and acting Guardian of Joe Leverett, a minor, and acting as the successor of Gus Leverett, the former guardian of said minor, party of the first part, and Matt Steil, of Wagoner Oklahoma, the party of the second part.

WITNESSETH, THAT WHEREAS, On the 12th, day of September, 1908, the County Court within and for the County of Wagoner, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Joe Leverett, a minor, situated in the County of Tulsa, State of Oklahoma, described in said Order of Sale.

AND WHEREAS, Under and by virtue of said Order of Sale, and pursuant to legal notices given thereof, the said party of the first part, on the 6th, day of November A. D., Nineteen Hundred and Eight, sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of One Hundred & Ten (\$110.00) Dollars, to Matt Steil, he being the highest and best bidder and that being the highest and best sum bid.

AND WHEREAS, the said County Court, upon the due and legal return of said Guardian's proceedings under the said Order of Sale, made by the said party of the first part on the 6th, day of November A. D. 1908, and the County Court of Wagoner County, Oklahoma, did on the 1st, day of December 1909, make an order confirming said sale, and directing conveyance to be executed to the said party of the second part; a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the 3rd, day of December A. D., 1908, in Book 36, on Page 344, and which said order of confirmation now on file and of record in said County Court, and which said record thereof in said Register of Deeds office are hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said Andy Tell, as the Guardian of the said Joe Leverett, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, and for and in consideration of the sum of One Hundred & Ten Dollars (\$110.00) to him in hand paid by the said party of the second part, the receipt whereof 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 Joe Leverett, a minor, in and to all the certain lot, piece or parcel of land, situated lying and being in said County of Tulsa, State of Oklahoma, and bounded and particularly described as follows, to-wit:

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section 3, Township 19 North, Range 11 East, Tulsa County, Oklahoma. Together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, 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.

SIGNED and Delivered in Presence of. Andy Tell, Guardian.

STATE OF OKLAHOMA, WAGONER COUNTY.) SS:

BE IT REMEMBERED, that on this 19th, day of June A. D. 1909, before me, Alta E.