

ADMINISTRATOR'S DEED.

THIS INDENTURE, made the 16th, day of July 1909, by and between S. G. Pender, of Tulsa, Tulsa County, Oklahoma, the duly appointed, qualified and acting administrator of the estate of Sarah J. Eaton, deceased, party of the first part and Beulah E. Pender, party of the second part:

WITNESSETH, THAT, WHEREAS, on the 5th, day of May 1909, the County Court within and for said County of Tulsa, State of Oklahoma, made and order of sale authorizing the said party of the first part to sell certain real estate of the said Sarah J. Eaton, deceased, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale, either in one parcel or in subdivisions, as the said party of the first part should judge most beneficial to said estate, and which said order of sale 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 30th day of June 1909, at the County Court room in the County of Tulsa, State of Oklahoma, at 2 o'clock P. M. offered for sale at private sale and subject to confirmation by said County Court, said real estate situated in the said City of Tulsa, Tulsa County, State of Oklahoma, and specified and described in said order of sale aforesaid, and at such sale the said party of the second part became the purchaser of the real estate hereinafter particularly described and for the sum of Three Hundred Sixty Five & no/100 Dollars, she 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 the proceedings under said order of sale as aforesaid, made by the said party of the first part, on the 2nd day of July 1909, after making the said sale, did, on the 13th, day of July, 1909 make an order confirming the sale, and directing conveyance to be executed to the said party of the second part, a certified copy of which said order of confirmation was filed for record in the office of the Register of Deeds of said Tulsa County, within which the said land sold is situated, on the 13th, day of July 1909, at 4.15 o'clock P. M. and recorded in Book 63, page 192, and which said order of confirmation now on file and of record in said County Court and which said record thereof in said Recorder's office, is hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said S. G. Pender, administrator of the estate of Sarah J. Eaton, Deceased, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court, for and in consideration of the sum of Three Hundred Sixty Five and no/100 Dollars, 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, sell and convey unto the said party of the second part her heirs and assigns forever, all the right, title, interest and estate of the said Sarah J. Eaton, deceased, at the time of her death, and also all the right, title and interest that the said estate by operation of law or otherwise may have acquired other than or in addition to, that the said estate at the time of her death in and to all the certain lot, piece or parcel of land situate, lying and being in said Tulsa County, State of Oklahoma, and bounded and particularly described as follows:

The West Fifty One and 7/10 feet of Lot Five (5), in Block Thirteen (13), in the City of Tulsa, Oklahoma, according to the United States Survey and Plat thereof, together with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.