

## GUARDIAN'S DEED.

THIS INDENTURE, Made on this 2nd, day of March A. D. 1909, by and between Thomas Howard, of Tulsa, Oklahoma, the duly appointed, qualified and acting guardian of the person and estate of Irene Howard, a minor, party of the first part, and Frank B. Gardner of Tulsa, Oklahoma, party of the second part.

WITNESSETH: THAT WHEREAS, on the 7th, day of December 1908, the County Court within and for said County of Tulsa, State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Irene Howard, minor situated in Mayes and Tulsa Counties, State of Oklahoma, and specified and particularly described in said order of sale, wither 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 15th, day of February A. D. 1909 at the County Court House, in said County of Tulsa, between the hours of 9 o'clock A. M. and 5 o'clock P. M. on the same day, to-wit: At the hour of 2 o'clock P. M. offered for sale in separate parcels, at private sale, and subject to confirmation by said County Court, said real estate, situated in the said Tulsa and Mayes Counties, State of Oklahoma, and specified and described in said order of sale as aforesaid, and at such sale the said party of the second part became the purchaser of the parts and parcels of said real estate hereinafter particularly described, for the sum of Four Hundred and Twenty and no/100 Dollars (\$420.00) he being the highest and best bidder on both of the tracts hereinafter described and said \$420.00 being the total of the highest and best sum bid for said tracts.

AND WHEREAS, the said County Court, upon the due and legal return of the proceedings under said order of sale, made by the said party of the first part on the 17th, day of February A. D. 1909, after making said sale, did on the 1st, day of March A. D. 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 order of confirmation was filed for record in the office of the Register of Deeds of said Tulsa County, Oklahoma, within which the said land is situated, on the 1st, day of March A. D. 1909 at 2:45 o'clock P. M. , and recorded in Record 51, Page 349, which said order of confirmation now on file and on record in said County Court, and the record thereof in the office of the said Register of Deeds, as aforesaid, are hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said Thomas Howard, Guardian of the person and estate of the said Irene Howard, minor as aforesaid, the party of the first part, pursuant to the order last aforesaid, of the said County Court of Tulsa County, Oklahoma, for and in consideration of the said Sum of Four Hundred and Twenty and no/100 (\$420.00) Dollars, to him in hand paid by the 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, sell and convey unto the said party of the second part, his heirs and assigns forever, all the right, title and interest and estate of the said Irene Howard, minor, in and to all those certain parcels of land situated in the said County of Tulsa, State of Oklahoma, and described as follows, to-wit:

The North One Half ( $\frac{1}{2}$ ) of the Southeast One Fourth ( $\frac{1}{4}$ ) of the Northeast One Fourth ( $\frac{1}{4}$ )