

STATE OF OKLAHOMA, )  
                           : SS.     IN COUNTY COURT.  
 COUNTY OF WAGONER. )

IN THE MATTER OF THE ESTATE OF MARY AND FANNIE SIMS, MINORS.

Now, on this 29th, day of August 1909, there coming on for hearing the return of sale made by Richard Sims, as the Guardian of the estate of Mary and Fannie Sims, minors, and said Richard Sims, appearing in person and his attorney W. O. Rittenhouse, and no person or persons appearing to oppose said sale and the Court having examined said return and having heard and considered the evidence of witnesses offered in support of said return of sale and being fully advised in the premises finds:

That in pursuance of said order of sale, said Richard Sims/ on the 21st, day of July 1909, sold the portion of the real estate of said estate described as follows, to-wit

Each of <sup>the</sup> said wards undivided one half interest in and to the South Half (S/2) of the North East Quarter (NE/4) and Lots 1 and 2 of Section 2, Township 18 North, Range 14 East, Tulsa County, Oklahoma, being the allotment of Green Sims, deceased, who was a brother of above named minors, subject to the life estate of Richard Sims, the father, now owned by J. M. Crutchfield, at Private sale to Ode Goodson, upon the following terms to-wit:.

For the sum of \$650.00 payable as follows:

All cash upon confirmation of said sale by the County Court of Wagoner County, Oklahoma, which <sup>sum</sup> ~~sum~~ was raised in open court in writing by J. M. Crutchfield to the sum of \$900.00 which being 90% of the appraised value of said land is accepted by the Guardian and the Court and said J. M. Crutchfield duly declared to be the purchaser of said land.

That said sale was made after due notice as prescribed by said order of sale; that said purchaser was the highest bidder therefor, and said sum the highest and best sum bid; that said sale was legally made and fairly conducted; that said sum is not disproportionate to the value of the property sold, and that a sum exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said Richard Sims, Guardian, in all things proceeded and conducted and managed such sale as required by the statutes in such case made and provided, and as by said order of sale required and directed.

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 said Richard Sims Guardian, is directed to execute to said purchaser proper and legal conveyance of said real estate.

W. T. Drake, County Judge.

CERTIFICATE OF TRUE COPY.

STATE OF OKLAHOMA, )  
                           : SS.  
 COUNTY OF WAGONER. )

I, Henry M. Brown, Clerk of the County Court, in and for the County and State afore said, do hereby certify that the instrument hereto attached is a full, true and correct copy of Order Confirming Sale of Real Estate in re Mary Sims, et al. as the same now appears of record in this office.

WITNESS my hand and seal of said Court at Wagoner, Oklahoma, on this 28th, day of August 1909.

(COURT SEAL)

Henry M. Brown, Clerk of the County Court.

Filed Aug. 28, 1909. W. T. Drake, County Judge. Wagoner County, Okla.,

Filed for record at Tulsa, Okla., Aug. 30, 1909, at 2.10 o'clock P.M.  
 H. C. Walkley, Register of Deeds (SEAL)