

exceeding such bid at least ten (10) per cent exclusive of the expense of a new sale cannot be obtained, and that the said Boone F. Grey, as Guardian, in all things proceeded and conducted and managed said sale as required by the statute 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 Boone F. Gret, as Guardian is directed to execute to said purchaser Pres Ballard, proper and legal conveyance of said real estate.

N. J. Gubser, County Judge.

CERTIFICATE OF TRUE COPY.

STATE OF OKLAHOMA, TULSA COUNTY, SS:

I, G. W. Davis, Clerk of the County Court in and for the County and State aforesaid do hereby certify that the instrument hereto attached is a full, true and correct copy of Order of Court, as the same now appears of record in this office.

WITNESS my hand and the seal of said Court at Tulsa, Oklahoma, on this 16 day of Sep. 1909.

(COURT SEAL)

G. W. Davis, Clerk of the County Court.

Filed for record at Tulsa, Okla., Sep. 16, 1909, at 2.30 o'clock P. M.

H. C. Walkley, Register of Deeds (SEAL)

WARRANTY DEED.

THIS INDENTURE made 2nd, day of September 1909, between the Tulsa Addition Company, a corporation, having its principal place of business at Tulsa, Oklahoma, party of the first part and Elbert Craft, of Ft. Dodge, Iowa, party of the second part.

WITNESSETH: That said party of the second part in consideration of the sum of Four Hundred Dollars, the receipt whereof is hereby acknowledged, does by these presents grant, bargain sell and convey unto the said party of the second part, his heirs and assigns, all the following described real estate situated in the County of Tulsa, State of Oklahoma, to-wit:

Lot Twelve (12) in Block Twelve (12) in the Owen Addition of the City of Tulsa, Oklahoma, according to the amended plat thereof, dated April 25, 1907, and duly filed for record.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining forever.

Party of the first part for itself, its successors and assigns does hereby warrant, promise and agree to and with the said party of the second part, that at the time the delivery of these presents, it is lawfully seized of an absolute and indefeasible estate of inheritance in fee simple, of and in all and singular the above granted and described premises with all the appurtenances; that the same are free, clear, discharged and unincumbered of and from all former and other grants, titles, charges, estates, judgements taxes, assessments and incumbrances of what nature or kind soever and that it will warrant and forever defend the same unto the said party of the second part, his heirs and assigns against said party of the first part its successors and all and every person or persons whomsoever lawfully claiming or to claim the same.