

Tulsa 6-9-61

GUARDIAN'S DEED.

THIS INDENTURE, made this 8th, day of September, 1909, by and between W. N. Martin of Muskogee County, State of Oklahoma, Guardian of the Estate of Katie Doyle, a minor, of the first part, and Carl Anderson, of Tulsa, Tulsa County, State of Oklahoma, of the second part.

WITNESSETH: THAT WHEREAS, on the 23rd, day of May 1909, said W. N. Martin, grantor, was after due notice legally appointed guardian of the Estate of Katie Doyle, a minor, by the County Court of Muskogee County, State of Oklahoma, and that thereafter said W. N. Martin, filed a bond as required by the order of said County Court and by law and took oath as required by law, whereupon letters of guardianship in the matter of the estate of said minor were issued to said W. N. Martin; and,

WHEREAS, on the first day of June 1909, said guardian filed his verified petition, praying for an order decreeing the sale of the right, title, interest and estate of said minor in and to the premises hereinafter described; and,

WHEREAS, on said date the County Court of Muskogee County, State of Oklahoma, made an order setting the hearing of said petition for the 30th, day of June 1909, at 9 o'clock A. M. and directed notice to be given by publication and personal service; and,

WHEREAS, on June 30th, 1909, said County Court found that due and legal notice of said hearing had been given by publication and by personal service upon the next of kin and all persons interested as required by law, and that it was necessary to sell all of said minors interest in said within described real estate for good, sufficient and lawful reasons

And WHEREAS, on said 30th, day of June 1909, said County Court made an order directing said guardian to sell at private sale to the highest bidder for cash on confirmation of sale and delivery of deed, all of said minor's interest in and to said within described real estate; and,

WHEREAS: pursuant to said order said guardian gave notice of said sale by publication for Two (2) weeks successively next before said sale in the Oklahoma World, a weekly news paper having a general circulation in Tulsa County, State of Oklahoma, being the County in which said real estate is situated, said notices having been published on July 9th, July 16th, and July 23rd, 1909; and,

WHEREAS, due and legal notice of said sale was given by posting for more than two consecutive weeks next before said sale notices of said sale having been posted in three (3) of the most Public places in Tulsa County, State of Oklahoma on July 6th; and,

WHEREAS, on the 6th, day of July 1909, said land hereinafter described and conveyed was duly appraised according to the statute in such cases made and provided and the value of said land found upon the appraisal by the appraisers thereof to be the sum of \$480.00 as appears from the duly filed and approved report of said appraisers on file in the County Court of Muskogee County, State of Oklahoma; And,

WHEREAS, on the 26th, day of July 1909, in the County Court of Muskogee County, State of Oklahoma, in accordance with the terms of said notices of sale and with the order of court made on June 30th, 1909, said Guardian sold said land hereinafter described and conveyed to Carl Anderson for the sum of \$480.00, the being the highest and best bidder and said sum the highest and best sum bid; and,

WHEREAS, on the 26th, day of July 1909, said Guardian filed his return of said sale and all proceedings had therein in the County Court of Muskogee County; and,

WHEREAS, pursuant to an order of said County Court of Muskogee County, State of Oklahoma, made on the 26th, day of July 1909, and the Statutes of Oklahoma in such cases made