

in which said real estate is situate, said notices having been published on July 9th, 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, 1909; 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 appraisalment 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 notice 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, he being the highest and best bidder and said sum being 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 case made and provided, notice was given by posting for more than ten (10) days prior to the 7th day of August 1909, that said guardian would on the 7th, day of August 1909, apply to said County Court of Muskogee County, State of Oklahoma, for the confirmation of the sale of the said property herein described, notice of said hearing having been given by posting notices in three (3) of the most public places in Muskogee County, State of Oklahoma, as appears more fully from the affidavit of John Doyle on file in said County Court; and,

WHEREAS, on the 7th, day of August 1909, at the said hearing on said Guardian's report, said bid of said Carl Anderson was raised 10% per cent, whereupon said Carl Anderson bid the sum of \$560.00 for said premises, said bid exceeded at least ten per cent and costs of a new sale, and any and all bids made, and therebeing no further bids for the within described and conveyed land, said land was thereupon sold to said Carl Anderson for the said sum of \$560.00; and,

WHEREAS, the said County Court of Muskogee County, State of Oklahoma, on the 9th, day of August 1909, made an order of confirmation of said sale and on the 8th, day of September 1909, made a certain amended order of confirmation of said sale adjudging and decreeing that said sale be and thereby was in all things confirmed and ratified and directing said guardian to make a good and sufficient conveyance of said property to the said Carl Anderson the purchaser of said property at said sale; and,

WHEREAS, said order of confirmation is recorded on Page 67 of Record 70 of the official records of the Register of Deeds of Tulsa County, State of Oklahoma, and is hereby referred to and made a part of this indenture, as prescribed by the statute of Oklahoma; and

WHEREAS, said order empowers and directs said guardian to execute a good and sufficient conveyance of said premises hereinafter described to the said Carl Anderson, the purchaser at said sale.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Frank Doyle, Guardian of the estate of Ned Doyle, a minor, and party of the first part, by virtue of the power given him by said order of the County Court of Muskogee County, State of Oklahoma, said order being recorded on Page 67 of record 70 of the official records of the register of Deeds of Tulsa County, State of Oklahoma, and in