

GUARDIAN'S DEED.

THIS INDENTURE, Made on the 27th, day of August 1909, by and between S. R. Lewis, the duly appointed, qualified and acting Guardian of the estate of Brice Downing, a minor, party of the first part, and Cyrus S. Avery, of Tulsa, Oklahoma, party of the second part WITNESSETH, THAT:

WHEREAS, on the 26th, day of April 1909, the County Court, within and for Tulsa County State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of said minor, situated in Tulsa and Cherokee Counties, State of Oklahoma, as specified and particularly described in said order of sale, either in one parcel or in subdivisions as the said party of the first part should judge most beneficial to said estate, 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 as required by law and the said order of court, said party of the first part on the 17th, day of May 1909, at the County Court Room in said County of Tulsa, at the hour of one O'clock in the afternoon, offered for sale at private sale in one parcel, and subject to confirmation by said County Court, the said real estate situated in said Counties of Tulsa and Cherokee, and specified and described in said order of sale as aforesaid and at such sale the party of the second part became the purchaser of said tracts of real estate hereinafter particularly described, for the sum of Sixty Five (\$65.00) Dollars, he being the highest and best bidder and that being the highest and best sum bid, 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, after making the said sale, did on the 16th, day of August 1909, make an order confirming the said sale and directing a conveyance to be executed to the said party of the second part, which said order of sale is now on file and of record in said County Court, and a certified copy of which said order of confirmation was duly filed for record in the office of the Register of Deeds of said Tulsa County on the day of 1909, and is recorded in Book at page of the records thereof, and in the office of the Register of Deeds of said Cherokee County on the day of 1909, and is recorded in book at page of the records thereof, which said records thereof are hereby referred to and made a part of this indenture.

NOW, THEREFORE, The said S. R. Lewis, guardian of the estate of Brice Downing, a minor party of the first part, pursuant to the order last aforesaid of the County Court of Tulsa County, for and in consideration of the sum of Sixty Five (\$65.00) Dollars, to him in hand paid by the said party of the second part, the receipt whereof 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 Brice Downing, a minor, in and to the following described real estate, to-wit:

The South West Quarter of the South West Quarter and the South West Quarter of the North West Quarter of the South West Quarter of Section Thirty One (31), Township Twenty (20) North, Range Fourteen (14) East, situated in Tulsa County, State of Oklahoma; and, North West Quarter of the South East Quarter of the North West Quarter of Section Fourteen (14), Township Sixteen (16) North, Range Twenty Two (22) East, situated in Cherokee County, State of Oklahoma. Together with the tenements, hereditaments and appurtenances to the same belonging or in anywise appertaining.