

STATE OF OKLAHOMA, )  
 MUSKOGEE COUNTY. ) SS. PROBATE #546 STATE IN THE COUNTY COURT THEREOF.

IN THE MATTER OF THE GUARDIANSHIP OF HUGH CORDREY, ADA CORDREY AND CLYDE ANDERSON, MINORS.

An order having been made by this Court on the 7th, day of September A. D. 1909, authorizing A. J. Heard, as the guardian of the estate of Hugh Cordrey, Ada Cordrey and Clyde Anderson, minors, to sell certain real estate, belonging to said minors, and afterwards, to-wit:- on the 16th, day of October 1909, A. J. Heard Guardian as aforesaid, having made to this Court and filed in the office thereof, a return of his proceedings under said order of sale and duly returned to this Court and account of sales, verified by the affidavit of said A. J. Heard. This Court having examined the said return and having in open court also examined said A. J. Heard and it appearing to the satisfaction of this Court:

That in pursuance of said order of sale, A. J. Heard caused notice of the time and place of holding said sale to be posted up in three of the most public places in Tulsa County, State of Oklahoma, in which the land ordered to be sold is situated and to be published in the Tulsa Chief, a News Paper printed and published in the said Tulsa County, State of Oklahoma, for Two Weeks successively next before such sale, in which notice the lands and tenements to be sold were described with common certainty.

That at the time and place of holding such sale, specified in said notice, said A. J. Heard caused to be sold in one tract, judging it most beneficial to said estate, at private sale to the highest and best bidder, upon the following terms, to-wit: For cash in hand and subject to the confirmation by this Court, the following described real estate described in said order of sale and in said notices as follows, to-wit:

An undivided one half interest in the estate in remainder, in the East Half of the South West Quarter of the North East Quarter and the South West Quarter of the South West Quarter of the North East Quarter and the South East Quarter of the North East Quarter of Section Nineteen (19), In Township Twenty One (21) North and Range Fourteen (14) East, in Tulsa County, State of Oklahoma.

That at such sale J. Truman Nixon became the purchaser of said real estate for the sum of Two Hundred and Fifty Dollars and costs of sale and being the highest and best bidder and said sum being the highest and best sum bid;

That said sale was legally made and fairly conducted, that said sum was not disproportionate to the value of the property sold and that a sum exceeding such bid at least ten per cent, exclusive of the expenses of a new sale cannot be obtained; And that the said A. J. Heard in all things proceeded, conducted and managed such sale as by the Statute in such case made and provided and by said order of sale as directed and required:

And no objection to the confirmation of said sale being made and the court being fully advised:

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 proper and legal conveyance of said real estate are hereby directed to be executed to said purchaser J. Truman Nixon by said Guardian A. J. Heard.

Witness my hand and the seal of said Court, this 2nd, day of November 1909.

W. C. Jackson, Judge of the County Court.