

to-wit; at 10 o'clock A. M. offered for sale in one entire tract at private sale and subject to confirmation by said County Court, said real estate, situated in the said Tulsa County, State of Oklahoma, and specified and described in said order of sale as aforesaid, and at such sale the said party of the second part became the purchaser of the said Eighty acres of said real estate hereinafter particularly described, for the sum of \$1,350.00, he being the highest and best bidder and that being the highest and best sum bid.

And, whereas, the said County Court upon due and legal return of the proceedings under said order of sale, made by the said party of the first part on the 31st day of December, A. D. 1909, after making the said sale, did on the 14th day of January, 1910, make an order confirming said sale, and directing conveyances to be executed to the said party of the second part; a certified copy of which order of confirmation was filed for record in the office of the register of deeds of said Tulsa County, within which the said land sold is situated, on the 26 day of January, A. D. 1910, at 11:40 o'clock A. M., and recorded in Book 73 of Deeds, Page 592, and which said order of confirmation, now on file of said County Court, and which said record thereof in said recorder's office is hereby referred to and made a part of this indenture.

Now, Therefore, the said E.M. Yates, Guardian of the Estate of Washington Johnson, a minor, as aforesaid, the party of the first part, pursuant, to the order last aforesaid, of the said County Court, for and in consideration of the sum of \$1,350.00, to him in hand paid by 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, interest and estate of the said Washington Johnson, a minor, in and to all the certain lot, piece or parcel of land situate, lying and being in said Tulsa County, State of Oklahoma, and bounded and particularly described as follows, to-wit:

The West one-half of the North-east Quarter of  
Section Five (5), Township Eighteen (18) North,  
Range Fourteen (14) East, situated in Tulsa  
County, State of Oklahoma, and containing Eighty  
(80) acres, more or less.

Together with the tenements, hereditaments and appurtenances to the same belonging or anywise appertaining.

To Have and To Hold, all and singular, the above described premises, together with the appurtenances unto the said party of the second part, his heirs and assigns forever.

In Witness whereof, the said party of the first part, Guardian as aforesaid, has hereunto set his hand the day and year above written.

E. M. Yates,

Guardian of Washington Johnson.

STATE OF OKLAHOMA,) )  
TULSA COUNTY. ) SS.

BE IT KNOWN, That on this 24th day of January, A. D. 1910, personally