

My commission expires Aug. 2d, 1910

Filed for record at Tulsa, Okla. Jan 10 1910 at 4:10 O'clock P.M.

H.C. Walkley, Register of Deeds (seal)

COMPARED

This indenture made the 23rd day of December 1909, by and between Thomas Blair, the duly appointed, qualified and acting Guardian of the estate of Drannan Pitts, a minor, party of the first part, and R.C. Allen party of the second part, WITNESSETH.

That whereas on the 5th day of November, 1909 the County Court within and for said County of Wagoner, State of Oklahoma, made an order of sale authorizing the said party of the first part to sell certain real estate of the said Drannan Pitts, a minor, situated in Tulsa County, State of Oklahoma, and specifically and particularly described in said order of sale, either in one parcel or in sub-divisions, as the said party of the first part should judge most beneficial to said estate, and 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 notices given thereof, the said party of the first part on the 11th day of December A.D. 1909, at the County Court room in said County of Wagoner, between the hours of six o'clock in the morning and sunset on the same day, to-wit; at two o'clock P.M. offered for sale in one piece at private sale and subject to confirmation by said County Court, said real estate situate in said Tulsa County and specifically described in said order of sale as aforesaid, and at such sale the party of the second part became the purchaser of the said real estate hereinafter particularly described for the sum of Three Hundred Dollars, 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 11th day of December A.D. 1909, after making the said sale, did on the 23rd day of December A.D. 1909, make an order confirming the sale and directing conveyance 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 4th day of January A.D. 1910 at 3:45 o'clock P.M., and recorded in Book 73 at page 546, and which said order of confirmation now on file and on record in 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 Thomas Blair, guardian of the estate of Drannan Pitts, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the County Court for and in consideration of the said sum of Three Hundred Dollars 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 Drannan Pitts, 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;