

Muskogee, State of Oklahoma, made an order of sale, authorizing the said party of the first part, to sell certain real estate of the said Anna Belle Canada, a minor, situated in Tulsa County, State of Oklahoma, and specified 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 9th day of September 1910 at the county court house in said County of Muskogee, at Muskogee, Oklahoma, between the hours of 10 o'clock in the morning and 12 o'clock , M., on the same day, to-wit: at 10 o'clock A.M., offered for sale in the said county court house at Muskogee and subject to confirmation by said court, said real estate, situated in the said Tulsa County, and specified and described in said order of sale as aforesaid, and at such sale said premises being sold to J.B. Stewart, for \$460.00 and return of sale was duly made and filed in said county Court verified by affidavit of the guardian, and order of court made setting the same for hearing for confirmation and approval on the 5th day of October, 1910, and notice given thereof by posting in three of the most public places in the said Muskogee County, State of Oklahoma.

And, Whereas, on the 5th day of October, 1910, said return of sale coming on for hearing and it appearing to the court that an additional bid had been made in writing by parties of the second part, responsible persons, which amount exceeded the former amount bid which had been accepted, over ten per cent and which additional bid was in the sum of \$750.00 and the same made and offered before confirmation by parties of the second part, and, Wherefore, said sum of \$750.00 being in excess of ten per cent of the said amount bid on the previous sale, and in pursuance of the statute as made and provided and being to the best interest of said minor to accept said bid and offer, said county court did order and confirm the same of the premises hereinafter described to said parties of the second part and said sale heretofore made be vacated and held for naught and acceptance of said offer Ordered made without the necessity of a re-sale thereof that, thereby, parties of the second part became the purchasers of said 160 acres of said real estate hereinafter particularly described, for the sum of \$750.00) being the highest and best bidders and that being the highest and best sum bid and the proper and legal conveyance of said property directed to be made and executed to said purchasers; a certified copy of which order of confirmation and approval was filed for record in the office of the Register of Deeds of Tulsa County, within which the said land sold was and is situated on the 14th day of November, 1910, at 8:30 o'clock A.M. and recorded in Book 76 of Mis, Page 7, and which said order of confirmation and approval now on file and on record 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 Louis Canada, Guardian of the estate of the said Anna Belle Canada, 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 sum of \$750.00 to him in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the said parties of the second part, their heirs and assigns, forever, all the right, title, interest and estate of the said Anna Belle Canada, a minor, in and to all the certain lot, piece or parcel of land, situate, lying