

THAT, WHEREAS, on the 22nd day of November, 1910, 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 the said Millie Norfor, situated in Tulsa County, State of Oklahoma, and specified and particularly described in said order of sale either in one parcel or in subdivisions, as the 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, the said party of the first part, on the 10th day of December, 1910, at the county court room in Tulsa County, at the hour of nine o'clock in the forenoon, offered for sale in one parcel, at private sale, subject to confirmation by said County Court, the said real estate, situated in said Tulsa County, and specified and described in said order of sale aforesaid, and at such sale, one B.J. Maudlin, was the highest and best bidder for all of said real estate, at the price and sum of Thirteen hundred Seventy Five and no/100 (\$1375.00) dollars, and said real estate was thereupon struck off and sold to the said B.J. Maudlin for that sum, and

WHEREAS, on said 12th day of December, 1910, after said sale as aforesaid said party of the first part, made due and legal return of his proceedings had under said order of sale, to said County Court, which said return of sale was by said court, by its order, duly ~~entered~~ ^{entered} of record, set for hearing upon the 22nd day of December, 1910, and

Whereas, on said 22nd day of December, 1910, at the time of the hearing upon said return of sale, there was submitted to said County Court, a bid in writing for said land as aforesaid ~~as aforesaid~~, by said B.J. Maudlin, party of the second part, offering therefor the sum of Sixteen hundred (\$1600.00) dollars, which said sum so offered, exceeded said original bid made, by him, by at least ten percent, exclusive of the cost of a new sale, and said county court thereupon accepted said increased bid for said land, and on said 22nd day of December, 1910, made an order confirming the sale of said premises to the said party of the second part, and directing a conveyance thereof to be executed to said party of the second part; a certified copy of which said order of confirmation was filed for record in the office of the Register of Deeds of Tulsa County, within which the land is situated on the 22d day of December, 1910, at 4:15 o'clock P.M. and is recorded in Book 76, page 544 of the records of said office, and which said order of confirmation now on file and of record in said county court, and which records thereof in the office of the Register of Deeds of said Tulsa County, is hereby referred to as a part of this indenture.

NOW THEREFORE, The said W.O. Dickenson, as guardian of the estate of Millie Norfor, a minor, party of the first part, pursuant to the order last aforesaid of the said County Court, for and in consideration of the sum of Sixteen hundred (\$1600.00) dollars, to him in hand ^{paid} by the party of the second part the receipt whereof is hereby acknowledged, has 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 Millie Norfor, minor of, in and to the following described premises, situate lying and being in Tulsa County, State of Oklahoma, to-wit: