

DEED OF GENERAL WARRANTY.

COMPARED

This indenture, Made on the 15th day of January, 1910, by and between Jim Ceasar as the duly appointed, qualified, and acting guardian of the estate of Bennie McIntosh, a minor, of Muskogee County, State of Oklahoma the party of the first part, and John Kennemer, the party of the second part,

Witnesseth, That whereas, on the 12th day of November, 1909, the County Court of Muskogee County, State of Oklahoma made and entered an order of sale authorizing the said party of the first part to sell certain real estate of the said Bennie McIntosh, a minor, situate in the County of Tulsa, State of Oklahoma, and particularly described in said order of sale and described herein, which said order is now on file and of record in the said County Court of Muskogee County, State of Oklahoma in a cause pending in said Court and styled in the matter of the estate of Bennie McIntosh et Al. minors, and said order is hereby referred to for greater certainty;

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 8th day of December, 1909, at the time and place and in the manner specified in said notices, did offer for sale and sell, subject to confirmation by said court, to the party of the second part, the said real estate hereinafter particularly described for the sum of \$1600.00, he being the highest and best bidder, and that being the highest and best sum bid;

And whereas, the said County Court of Muskogee County, State of Oklahoma, upon the due and legal return of the proceedings under the said order of sale, made by the party of the first part, on the 20th day of December, 1909, and after due notice of hearing on said return given, did, on the 6th day of January, 1910, make an order decreeing said sale to be valid and confirming said sale, and directing a conveyance to be executed to the said party of the second part, a certified copy of which order of confirmation was recorded in the office of the Register of Deeds of the County of Tulsa, State of Oklahoma, within which the said land sold is situate on the 15th day of January, 1910, which said order of confirmation is now on file and of record in said County Court of Muskogee County and is of record and on file in the office of the Register of Deeds of Tulsa County, State of Oklahoma in Book 74 and on page 209 thereof, the records in said office and said record thereof in said recorder's office and the office of said Register of Deeds is hereby referred to for greater certainty;

Now, therefore, the said Jim Ceasar, as guardian of the estate of Bennie McIntosh, a minor, as aforesaid, the party of the first part, pursuant to the order last aforesaid of the said County Court of Muskogee County, for and in consideration of the sum of \$1600.00 in money of the United States to him in hand paid by the party 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 party of the second part, the said John Kennemer, his heirs and assigns forever, all the right, title, interest, and estate of the said Bennie McIntosh in and to all that certain tract or parcel of land lying and being in the said County of Tulsa, State of Oklahoma and bounded and particularly described as follows:

All of