

regularly and in conformity to law, and the court being fully advised in the premises after a full examination of the records and returns herein made and of all the evidence submitted in support hereof finds; That in pursuance of the order of sale had herein said Hiram H. Wilcox as the guardian of John Wilcox, minor, on the 2d day of April, 1910, sold the oil and gas mining rights in and under said estate, more fully described as follows;

SW/4 NW/4 Sec. 2 T. 16 N.R. 14 E. SW/4 ^{Sec 32 1/2} SW/4 ^{1/2} N.R. 12 E. I.B. M., at private sale to J. Truman Nixon of Tulsa, State of Oklahoma on the following terms to-wit: cash bonus of \$1.00 per acre amounting to \$80.00 royalty of 12 1/2 % ^{1/4} all crude oil marketed from said premises, \$200.00 per annum for each gas well from which gas is utilized and all costs of said sale including the attorney's fee.

And on the 14th day of April 1910, at Tulsa, Oklahoma, said time and place having been duly fixed by order of this court and notice thereof posted as required by law, the return of sale of said oil and gas mining rights by said guardian came on to be heard, said guardian being present in person and by his attorney, H.B. Talley, said J. Truman Nixon being represented in person.

That upon the hearing of the said return of sale, the Court finds that said ~~xxx~~ sale was made after due notice and waiver by all the next kin as required by law and by the order of sale herein; that said purchaser was the highest bidder therefor and said sum the highest and best sum bid; that said sale was legally made and ~~fairly~~ conducted; that said sum is not disproportionate to the value of the property sold and that a sum exceeding such bid, at least 10%, exclusive of the costs of a new sale cannot be obtained; and that said Hiram H. Wilcox, guardian, in all things proceeded with, conducted and managed said sale as required by a statute in such cases made and provided and as required and directed ^{by} the order of this court.

It is therefore ordered, adjudged and decreed by the ^{Judge of the} court that the said sale be and the same is hereby confirmed and approved and declared valid, and said Hiram H. Wilcox guardian of John Wilcox minor, is directed to execute to J. Truman Nixon, proper and legal and complete conveyance of the oil and gas mining rights in and under said premises.

N. J. Gubser Judge County Court.

CERTIFICATE OF TRUE COPY

STATE OF OKLAHOMA COUNTY OF TULSA. S.S.

I, G.W. Davis, Clerk of the County Court of Tulsa County, Oklahoma, do hereby certify that the instrument hereto attached is a full, true and correct copy of Order Confirming Sale as the same appears of file & record in this office.

Witness my hand and the seal of the said court at Tulsa, Oklahoma, this 15 day of April 1910.

(seal)

G.W. Davis, Clerk County Court,

Filed for record at Tulsa Okla Apr. 27 1910 at 1:30 O'clock P.M.

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

COMPARED

Tulsa, Oklahoma, April 22, 1910.

For and in consideration of the sum of One Thousand Dollars (\$1000.00 cash, the receipt of which is hereby acknowledged, M. Sopher, of Tulsa County, Oklahoma, and William Schrier, by M. Sopher, his attorney in fact, parties of the first part, do hereby sell, set over and convey all their rights, title and interest and any royalty interests they may own to W.A. Kunkel, of Bluffton, Indiana, party of the second part, in the following oil and gas mining leases in Tulsa County State of Oklahoma, as follows, to-wit: