

ance wherein and whereby the said John G. McGannon acknowledged that the said Warranty Deed was executed and delivered as security for the payment of three notes dated August 20th, 1907, and in the total sum of twenty thousand dollars (\$20000), and wherein the said John G. McGannon agreed that upon the payment of said notes and any further sums advanced by the said John G. McGannon, that he, the said John G. McGannon would reconvey the said premises to the said F. W. Buel; and

WHEREAS, on the 28th day of November, 1908, the said John G. McGannon died, and thereafter due and regular proceedings were had whereby on February 6th, 1909, letters of administration upon the estate of the said John G. McGannon were duly issued to Alice S. McGannon, which letters are and remain in full force and effect; and

WHEREAS, on the 21st day of February, 1908, the said F. W. Buel, also known as Frank W. Buel, died, and thereafter due and regular proceedings were had whereby on the 4th day of April, 1908, letters of administration were issued to Marie Buel as administratrix of the estate of Frank W. Buel, deceased, which letters are and remain in full force and effect; and

WHEREAS, on December 20th, 1909, a Petition was filed in the County Court of Tulsa County, Oklahoma, wherein the administration of both the estates was pending, setting forth all the facts in relation thereto, and praying an order of this Court directing Alice S. McGannon, as administratrix of the estate of John G. McGannon, deceased, to reconvey said premises to Marie Buel, administratrix of the estate of Frank W. Buel, deceased, in consideration of the payment of the debt secured thereby, upon which Petition an Order of Publication was made, and publication thereafter had as required by law, and all statutory requirements being duly complied with;

AND WHEREAS, on the 29th day of January, 1910, the Court upon hearing of said Petition after due notice pursuant to said Order and pursuant to Statute, found that the same should be granted and the Court did order, adjudge and decree that Alice S. McGannon, as administratrix of the estate of John G. McGannon, deceased, be, and she thereby was directed to execute a conveyance of said premises to Marie Buel, as administratrix of the estate of Frank W. Buel, deceased, in consideration of the payment of the debt secured thereby.

NOW, THEREFORE, I, ALICE S. MCGANNON, as administratrix of the estate of John G. McGannon, deceased, party of the first part, FOR AND IN CONSIDERATION of the sum of twenty-three thousand five hundred dollars (\$23500) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, DO HEREBY GRANT, BARGAIN AND CONVEY unto MARIE BUEL, as administratrix of the estate of Frank W. Buel, deceased, party of the second part, pursuant to said order of the County Court of Tulsa County, Oklahoma, all the right, title and interest of the said John G. McGannon, deceased, at the time of his death, and also all the right, title and interest that the said estate, by operation of law or otherwise, may have acquired, other than, or in addition to, that of said intestate at the time of his death, in and to the following described premises, to wit: Commencing at the south-east corner of Block Eighty-eight (88) in Tulsa, Indian Territory, now Oklahoma, running thence in a westerly direction parallel with and along the north line of Second Street eighty (80) feet; thence in a northerly direction and parallel with Cincinnati Avenue one hundred thirty-two (132) feet; thence in an easterly direction and parallel with