

COMPARED

GUARDIAN'S DEED.

THIS INDENTURE, made on the 31st day of May, 1910, by and between Alex S. Lewis, the duly appointed, qualified and acting guardian of the estate of Neely Smith, a minor, party of the first part, and J.H. McBirney, of Tulsa, Oklahoma, party of the second part, WITNESSETH, That:

WHEREAS, on the 26th day of April, 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 said minor situated in Tulsa County, State of Oklahoma, as specified and particularly described in said order of sale, either in one parcel or in subdivisions as the said 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 here 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 as required by law and the order of said court, said party of the first part on the 14th day of May, 1910, at the County Court Room in said County of Tulsa, at the hour of nine o'clock in the forenoon, offered for sale at private sale in one parcel, and subject to confirmation by said County Court, the said real estate specified and described in said order of sale as aforesaid, and that at such sale, one James H. McBirney, of Tulsa, Oklahoma, became the purchaser thereof, at the price and sum of Two Thousand Four Hundred (\$2400.00) Dollars, he being the highest and best bidder for the tract hereinafter described at such sale, and that being the highest and best sum bid; and,

WHEREAS, upon due and legal return made by said guardian of the proceedings had under said order of sale, said County Court made and entered its order setting said return for a hearing upon the 28th day of May, 1910, at the hour of 9:00 o'clock in the forenoon, at which time and place the said party of the second part made his offer in writing for said tract so sold as aforesaid and hereinafter described in the sum of Three Thousand Six hundred (\$3600.00) Dollars, which said sum exceeded said original bid by more than ten per cent, exclusive of the costs of a new sale, which said increased bid by said party of the second part, was by said court, on said 28th day of May, 1910, duly accepted and said County Court thereupon made an order confirming said sale to said party of the second part, and directing a conveyance to be executed therefor, which said order of confirmation is now on file and of record in said County Court, and a certified copy of which order of confirmation was duly filed for record in the office of the Register of Deeds of said Tulsa County on the 31st day of May, 1910, and is recorded in Book 79 at page 265 of the records thereof, which said record thereof is the said Register of Deeds office of the County aforesaid is hereby referred to and made a part of this indenture.

NOW THEREFORE, the said Alex S. Lewis, guardian of the estate of Neely Smith a minor, party of the first part, pursuant to the order aforesaid of the said County Court of Tulsa County, for and in consideration of the said sum of Three Thousand Six Hundred (\$3600.00) Dollars, to him in hand paid, by the said party of the second part, the receipt of which is hereby acknowledged, has granted 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 Neely Smith, a minor, in and to the