

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 86 at page 267 of the records thereof, which said record thereof in 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 Gladys 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 Gladys Smith, a minor, in and to the following described real estate, to-wit:

The south one half of the southwest quarter of section Twenty eight (28) in Township Twenty (20) North, of Range Thirteen (13) East, in Tulsa County, State of Oklahoma,

together with the tenements, hereditaments and appurtenances to the same belonging or in any wise appertaining.

To have and to hold all and singular the above described premises together with the appurtenances unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part, guardian as aforesaid, has hereunto set his hand the day and year first above written.

Alex S. Lewis, Guardian of Gladys Smith Minor.

Acknowledgment.

State of Oklahoma, Tulsa County SS:

Before me a Notary public within and for said county and state, on this 31st day of May, 1910, personally appeared Alex S. Lewis, who is personally known to me to be the identical person whose name is subscribed to the within and foregoing instrument as the Guardian of the estate of Gladys Smith, a minor, and acknowledged to me that he executed the same as his free and voluntary act and deed,