

WITNESSETH, That whereas, on the 28th day of April, 1910, the County Court within and for the County of Wagoner State of Oklahoma, made an order of sale, authorizing the said party of the first part to sell certain real estate of the said Joe Leverett, a minor, situated in the County of Tulsa State of Oklahoma, described in said order of sale as the N/2 of the SE/4 of Section 3, Twp. 19 N. Rng. 11 E.

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 30th day of May, A.D. nineteen hundred and ten sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of One Hundred Ten Dollars, to Matt Steil he being the highest and best bidder, and that being the highest and best sum bid.

And whereas, the said County Court, upon the due and legal return of said Guardian's proceedings under the said order of sale, made by the said party of the first part on the 2nd day of June A.D. 1910, which said bid was raised in writing by Charles Page to the sum of \$600 which said bid of \$600.00 was by the guardian and Court accepted and he the said Charles Page was duly declared to be the successful bidder, and the County Court of Wagoner County, Oklahoma did on the 14th day of June, 1910, make an order confirming said sale and directing conveyances 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 said Tulsa County, within which the said land sold is situated, on the 28th day of July A.D. 1910 in Book 77 on page 347 and which said order of confirmation now on file and of record in said County Court and which said record thereof in said Register of Deeds office are hereby referred to and made a part of this indenture.

Now therefore, the said Andy Tell as the Guardian of the said Joe Leverett, a minor, as aforesaid, the party of the first part pursuant to the order last aforesaid of the said County Court, and for and in consideration of the sum of Six Hundred Dollars to him in hand paid by the said 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, his heirs and assigns forever, all the right, title interest and estate of the said Joe Leverett, a minor, in and to all the certain lot, piece or parcel of land, situated, lying and being in said County of Tulsa, State of Oklahoma, and bounded and particularly described as follows, to-wit:

The North half of the Southeast Quarter of Section 3, Township 19 North Range 11 East together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in any wise appertaining.

To have and to hold all and singular the above mentioned and described premises, 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 hereto set his hand the day and year first above written.

Signed, and delivered in presence of.

Andy Tell, Guardian.

State of Oklahoma, Wagoner County, SS.

Be it remembered that on this 18th day of July, A.D. 1910 before me, Alta E. Hall a Notary Public within and for said County and State, personally appeared Andy Tell as the Guardian of Joe Leverett, a minor, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed