

This done at Bixby, Oklahoma on the day of the year first above written.

Elva Farr,

State of Oklahoma, Tulsa County,

Before me a Justice of the Peace in and for said County and State, on this 20 day of August, 1910, personally appeared Elva Farr to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he had executed the same as a free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and official seal, this 20 day of August, 1910.

E.B. Evans, Justice of the Peace.

Filed for record at Tulsa, Okla Aug. 22, 1910, at 1 o'clock P.M.

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

COMPARED

IN THE COUNTY COURT IN AND FOR CHEROKEE COUNTY, STATE OF OKLAHOMA.

IN re guardianship of Laura Tipton, a minor	)	
Eugene E. Tipton, Guardian	)	In probate No. 295 New.

ORDER CONFIRMING SALE OF REAL ESTATE.

Be it remembered that on this 19 day of August 1910 the same being one of the days of the regular July 1910 term of this court, upon the hearing on the return of sale of real estate, this cause came on regularly to be heard, and the Court having jurisdiction of the subject matter and of the parties, and being fully advised in the premises finds:

That Eugene E. Tipton, is the duly appointed, qualified and acting guardian of the estate of Laura Tipton a minor, that on the 26 day of August, 1909, said guardian filed in this court a petition to sell the following described lands, situated in the County of Tulsa, State of Oklahoma, and more definitely described as follows, to-wit:

$W\frac{1}{2}$  of  $NE\frac{1}{4}$  of  $NE\frac{1}{4}$  and  $E\frac{1}{2}$  of  $NW\frac{1}{4}$  of  $NE\frac{1}{4}$  of Section 28, Township 21 N.R. 14 East of the Indian Base & Meridian containing 40 acres more or less.

The court further finds that on the 26 day of August, 1909, an order was duly signed and entered by this court for a hearing on said petition to sell the above described lands, that said Order of Court was published for three successive weeks, once a weeks, in the Tahlequah Herald, a weekly newspaper of general circulation in and for the County of Cherokee, State of Oklahoma, the first publication appearing on the 28 day of August, 1909, and the succeeding publications on the 4 day of Sept. 1909, the 11 day of Sept. 1909, and the 18 day of Sept. 1909, that proof of said publication was duly made

The court further finds that on the 24 day of September, 1909, an order or decree was signed by this Court authorizing the guardian herein, to sell at private sale the above described lands; that notice of said sale was posted in three of the most public places in the county of Tulsa, State of Oklahoma, on the 4 day of May 1910, that proof of said posting was duly made, that notice of said sale was also published for two successive weeks next before the day, on or after which the sale was made to be made in the Tulsa Weekly Democrat a weekly newspaper of general circulation in and for the county of Tulsa, State of Oklahoma, the first publication appearing on the 5 day of May 1910, and the succeeding publications on the 12 day of May 1910 on the 19 day of May 1910 and on the 26th day of May 1910 that proof of said publication was duly made.

The court further finds that before said sale the guardian herein caused the land to be sold, to be duly appraised by three disinterested and qualified appraisers and that said appraisement was in due form and was duly filed in this court before the day of