

GUARDIAN'S DEED.

COMPARED

THIS INDENTURE Made on the 7th day of July, 1910, by and between Charley Smith, the duly appointed, qualified and acting guardian of the estate of Andy Webber a minor, party of the first part, and Charles W. Grimes, party of the second part, Witnesseth:

WHEREAS, on the 7th day of May, 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 and Nowata Counties, 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 hereby referred to and made a part of this indenture, and,

Whereas, under and by virtue of said order of sale and pursuant to legal notice thereof as required by law and the order of said court, said party of the first part on the 30th day of May, 1910, at the county Court room in said County of Tulsa, at the hour of 9 o'clock in the forenoon, offered for sale at private sale, subject to confirmation by said County court, the said real estate situated in the County of Tulsa and specified and described in said order of sale as aforesaid, and at such sale the party of the second part became the purchaser of the said tract of real estate hereinafter particularly described and situated in Tulsa County Oklahoma, for the sum of \$1000.00, he being the highest and best bidder and that being the highest and best sum bid; that at said time and place he offered for sale at private sale, subject to confirmation by said County court, the said real estate situated in the County of Nowata and specified and described in said order of sale as aforesaid, and at such sale the party of the second part became the purchaser of said tract of real estate hereinafter particularly described and situated in Nowata County, Oklahoma, for the sum of \$75.00 he being the highest and best bidder and that being the highest and best sum bid, and,

Whereas, the said County Court upon due and legal return of the proceedings under said order of sale made by the said party of the first part, after making the said sale, did on the 2nd day of July, 1910, make an order confirming the sale and directing a conveyance to be executed to the said party of the second part, which said order of confirmation is now on file and of record in said County Court, and a certified copy of which said order of confirmation was duly filed for record in the office of the Register of Deeds of said Tulsa County, on the 8 day of July, 1910, and is recorded in Book 90 at page 57 of the records thereof; also a certified copy of which said order of confirmation was duly filed for record in the office of the Register of Deeds of said Nowata County, on the ____ day of ____, 1910, and is recorded in Book ____ at page ____ of the records thereof, which said record thereof in the said Register of Deeds offices of the Counties aforesaid are hereby referred to and made a part of this indenture.

NOW, THEREFORE, the said Charley Smith, guardian of the estate of said Andy Webber, minor, party of the first part, pursuant to the order aforesaid of the County Court of Tulsa County, for and in consideration of the sum of One Thousand and Seventy five (\$1075.00) 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, 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 Andy