

DEED RECORD

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GUARDIAN'S DEED

THIS INDENTURE, Made the 15th day of July, Nineteen Hundred and Ten at Wagoner, State of Oklahoma, by and between James H. Kennedy, the duly appointed, qualified and acting Guardian of Charles Cowans, a minor,

party of the first part, and J. B. Casaver, of Wagoner, Oklahoma,

the part of the second part: WITNESSETH, That, whereas, on the 16th day of March, 1909, 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 Charles Cowans, a minor, situated in the County of Tulsa, State of Oklahoma, described in said order of sale, as 1/2 of N E 1/4 of Section 13 Township 19 North Range 10 East.

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 26th day of May, A. D. Nineteen Hundred and Nine, sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Two Hundred (\$200.00) Dollars to J. B. Casaver, DOLLARS, 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 27th day of May, A. D. 1909,

The County Court of Wagoner County, did on the 8th day of June, 1909, 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 day of A. D. 1909, in Book on page, 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 James H. Kennedy, as the Guardian of the said Charles Cowans, 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 Two 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

Charles Cowans, 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 west Half of the North-East Quarter of Section 13, Township 19 North, Range 10 East, Tulsa County, Oklahoma.

together with the tenements, hereditaments and appurtenances whatsoever to the same belonging or in anywise 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 hereunto set his hand the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF James H. Kennedy Guardian.

STATE OF OKLAHOMA, County, ss.

Be it Remembered, That on this 15th day of July, A. D. 1910, before me, Alta E. Hall, Notary Public, within and for said County and State, personally appeared James H. Kennedy, as the Guardian of Charles Cowans, a minor,

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same in the capacity therein stated as his free and voluntary act and deed for the uses and purposes therein set forth.

In Witness Whereof, I have hereunto set my hand and official seal, at said County, the day and year last above written.

My Com. Ex. 11-4-1912. (seal) Alta E. Hall Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 26 day of Oct, A. D. 1910, at 8 o'clock and minutes A.M.

By H. W. Weekey Deputy Register of Deeds.