

DEED RECORD

SAUL BODSWORTH BOOK CO. LEAVENWORTH, KAN. No. 2318

COMMISSION

GUARDIAN'S DEED

THIS INDENTURE, Made the 23rd day of December, Nineteen Hundred and ten at Wagoner State of Oklahoma, by and between Lewis Kernal the duly appointed, qualified and acting Guardian of Fannie Kernal a minor party of the first part, and Robert Oglesby the party of the second part:

WITNESSETH, That, whereas, on the 5th day of November, 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 Fannie Kernal, a minor situated in the County of Tulsa, State of Oklahoma, described in said order of sale, as the southeast quarter of section six (6) township nineteen (19) north, range ten (10) east, containing 160 acres more or less, 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 3rd day of December, 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 five hundred (\$500.00) DOLLARS, John A. Steel 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 the guardian proceedings under the said Order of Sale, made by the said party of the first part on the 13th day of December, A. D. 1910, which said bid of \$500.00 was raised in open court by Robert Oglesby to the sum of \$600.00, as a higher bid, and by the court and guardian accepted, did on the 3rd day of December, 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 6th day of January, A. D. 1911, in Book 99 on page 57, 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 Lewis Kernal as the Guardian of the said Fannie Kernal, 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 (\$600.00) 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 Fannie Kernal, 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 southeast quarter of section six (6) township nineteen (19) north, range ten (10) east containing 160 acres more or less.

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 M.B. Leonard, Lewis Kernal Guardian.

STATE OF OKLAHOMA, Wagoner County, ss. Be it Remembered, That on this 24 day of December, A. D. 1910, before me, S.A. Bearden, Notary Public within and for said County and State, personally appeared Lewis Kernal as the Guardian of Fannie Kernal, 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 commission expires Sep. 14, 1912. S.A. Bearden, Notary Public.

STATE OF OKLAHOMA, County of Tulsa, ss. I hereby certify that the within instrument was filed for record the 6 day of Jan, A. D. 1911, at 4 o'clock and 35 minutes, P.M. By Deputy, H. K. Hawach, Register of Deeds.