

DEED RECORD

COMPARED

BANK BOOK CO., LEAVENWORTH, KAN., No. 21318

GUARDIAN'S DEED

THIS INDENTURE, Made the 30th day of January, Nineteen Hundred and Eleven at Broken Arrow, Tulsa County, State of Oklahoma, by and between E. Ben Hickey the duly appointed, qualified and acting Guardian of Melanie Deere, a minor party of the first part, and P.O. Box of Broken Arrow, Tulsa County, Oklahoma the party of the second part:

WITNESSETH, That, whereas, on the 20th day of December, 1910, the County Court, within and for the County of Tulsa, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said minor, Melanie Deere situated in the County of Tulsa, State of Oklahoma, described in said order of sale,

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 11th day of January, A. D. Nineteen Hundred and Eleven sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of four hundred and twenty-five (\$425.00) DOLLARS, P.O. Box 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 sale and all the proceedings under the said Order of Sale, made by the said party of the first part on the 11th day of January, A. D. 1911, and upon the proof introduced and showing that did on the 23rd day of January, 1911, 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 23rd day of January, A. D. 1911, in Book 99 on page 280, 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 E. Ben Hickey as the Guardian of the said Melanie Deere, 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 four hundred and twenty-five (\$425.00) DOLLARS, cash 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 Melanie Deere, 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 Southwest quarter (1/4) of the Southwest quarter (1/4) of Section Twenty-two (22) Township Eighteen (18) North Range Thirteen (13) East, containing Forty 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

E. Ben Hickey Guardian.

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 4th day of February, A. D. 1911, before me, the undersigned E. Ben Hickey within and for said County and State personally appeared Melanie Deere, a minor as the Guardian of Melanie Deere, 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 2/23/1911 Seal E. M. Lowe Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 8 day of Feb, A. D. 1911, at 1:50 o'clock and 0 minutes P.M.

By Seal Deputy H. B. Halkley Register of Deeds.