

DEED RECORD

SAMUEL DODSWORTH BOOK CO., LEAVENWORTH, KAN., No. 21318

COMPARED

GUARDIAN'S DEED

THIS INDENTURE, Made the 23rd day of February Nineteen Hundred and Eleven at Stivell, Adair County, State of Oklahoma, by and between Geo. W. Smith, of Adair County, the duly appointed, qualified and acting Guardian of Benjamin Sanders, a minor

J. H. Ward of Collinsville, Oklahoma party of the first part, and the part 7 of the second part:

WITNESSETH, That, whereas, on the 21st day of October 1911, the County Court, within and for the County of Adair, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Benjamin Sanders a minor 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 4th day of February 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 One thousand & 800/100 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 his proceedings under the said Order of Sale, made by the said party of the first part on the 4th day of February A. D. 1911,

did on the 13th day of February 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 16th day of February A. D. 1911, in Book 76 on page 666, 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 Geo. W. Smith as the Guardian of the said Benjamin Sanders, 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 One thousand & 800/100 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 Benjamin Sanders 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 north West quarter of the Southeast Quarter and the Northwest Quarter of the Southeast Quarter of the southeast Quarter of Section Eleven (11) Township two (22) North Range Thirteen (13) East containing 50 acres, more or less, in 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

Geo. W. Smith

Guardian.

STATE OF OKLAHOMA, Oklahoma County, ss.

Be it Remembered, That on this 23rd day of February A. D. 1911, before me, John H. Warrington Notary Public within and for said County and State, personally appeared Geo. W. Smith as the Guardian of Benjamin Sanders, 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. Nov. 1st 1914 (Seal)

John H. Warrington

Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss:

I hereby certify that the within instrument was filed for record the 25th day of Feb. A. D. 1911, at 10 o'clock and — minutes A. M.

By (Seal) H. E. Walkey Deputy Register of Deeds.