

DEED RECORD

#35976

720.984

GUARDIAN'S DEED

THIS INDENTURE, Made the 17th day of November Nineteen Hundred and Eleven, at Bixby, Tulsa Co. State of Oklahoma, by and between Joe Barnett the duly appointed, qualified and acting Guardian of Jessie Barnett and Amos Barnett, minors, party of the first part, and W.E. Pruitt, of Bixby, Oklahoma, the part 4 of the second part:

WITNESSETH, That, whereas, on the 10th day of July, 1911, 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 minors as heirs of Annie Barnett, deceased, 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 31st day of July, 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 Six Hundred (\$600.00) DOLLARS, to W.E. Pruitt he 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 proceedings under the said Order of Sale, made by the said party of the first part on the 12th day of October, A. D. 1911, and after said party of the second part had offered the sum of \$866.00 same being ninety (90%) per cent of the fair and reasonable value of said minor's interest in and to said real estate, did on the 15th day of November, 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 November, A. D. 1911, in Book 115 on page 447, 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 Joe Barnett as the Guardian of the said Jessie Barnett and Amos Barnett, minors,

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 Eight Hundred Sixty Six and 00/100 (\$866.00) 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 Jessie Barnett and Amos Barnett, minors,

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 (1/4) of Section Eleven (11), Township Sixteen (16) North, Range Twelve (12) East, containing 160 acres, same being the allotment of Annie Barnett, deceased.

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

J.M. Fairbright
C.B. Pruitt

Joe Barnett
Guardian.

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 17th day of November, A. D. 1911, before me, Henry Hornecker Notary Public within and for said County and State, personally appeared Joe Barnett as the Guardian of Jessie Barnett and Amos Barnett, minors

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.

Seal
my Commission Expires July 28th 1914
STATE OF OKLAHOMA, County of Tulsa, ss.

Henry Hornecker
Notary Public

I hereby certify that the within instrument was filed for record the 21 day of Nov, A. D. 1911, at 8 o'clock and 35 minutes A.M.

By W.E. Pruitt Deputy. Seal W.E. Pruitt Register of Deeds.