

COMPARED

DEED RECORD

36171

GUARDIAN'S DEED

THIS INDENTURE, Made the 29th day of November Nineteen Hundred and eleven at Enfanta, McIntosh County, State of Oklahoma, by and between R. D. Howe, the duly appointed, qualified and acting Guardian of Wilton Pemberton, a minor

Philip Brown, party of the first part, and

WITNESSETH, That, whereas, on the 22d day of September 1911, the County Court, within and for the County of McIntosh, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Wilton Pemberton, a minor situated in the County of Tulsa, State of Oklahoma, described in said order of sale, which said order is now on file and of record in said County Court and is hereby referred to for greater certainty

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 17th day of October 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 Two thousand eight hundred and eighty and no/100 DOLLARS, to H. H. Bell 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 his proceedings under the said Order of Sale, made by the said party of the first part on the 17th day of October A. D. 1911,

did on the 27th day of October 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 13th day of November A. D. 1911, in Book 115 on page 377, 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 R. D. Howe as the Guardian of the said Wilton Pemberton, 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 Three thousand one hundred and eighty eight and no/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 Wilton Pemberton, 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:

East Half of the South West Quarter and the South West quarter of the South West quarter, and the North West quarter of the South West quarter of Section Sixteen (16), Township Sixteen (16) North, Range Thirteen (13) East,

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

R. D. Howe, Guardian.
R. D. Kean

STATE OF OKLAHOMA, McIntosh County, ss.

Be it Remembered, That on this 29th day of November A. D. 1911, before me, Vera S. Lane Notary Public within and for said County and State, personally appeared R. D. Howe, as the Guardian of Wilton Pemberton, 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.

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 1 day of Dec, A. D. 1911, at 8 o'clock and — minutes a M.

By (Seal) Deputy H. C. Walkley Register of Deeds.

* at the hearing of the return of said sale for the 27th day of October 1911, of which hearing due and legal notice was given; that upon the said return day, Philip Brown, the grantee herein, filed in open Court his bid in the sum of \$3168.00 the same being 10% more than the bid of the said H. H. Bell, and the said County Court,