

DEED RECORD

GUARDIAN'S DEED

THIS INDENTURE, Made the 7th day of December Nineteen Hundred and eleven at Tulsa, Cherokee County, State of Oklahoma, by and between F. S. Kent the duly appointed, qualified and acting Guardian of Charles F. Buse, minor party of the first part, and

James D. Ward of Hollisville, Oklahoma the part of the second part: WITNESSETH, That, whereas, on the 29th day of September 1911, the County Court, within and for the County of Cherokee, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Charles F. Buse, minor situated in the County of Tulsa, State of Oklahoma, described in said order of sale, as land belonging to said Charles F. Buse, minor

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 20th day of November 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 Twelve Hundred (\$12.00) DOLLARS, to James D. Ward 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 Guardian of his proceedings under the said Order of Sale, made by the said party of the first part on the 20th day of November A. D. 1911, after a full hearing upon said return in open court of which said hearing day and legal notice was regularly given proper notice being now on file in said court and after the examination of said return and the finding of said court that same did on the 27th day of December 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 21st day of December A. D. 1911, in Book 106 on page 342, 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 F. S. Kent as the Guardian of the said Charles F. Buse, 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 Twelve Hundred (\$12.00) 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 Charles F. Buse, 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: Southeast quarter S.E. 1/4 of the Southwest quarter (S.W. 1/4) of Section 11 (N. 1/2) and the East half (E. 1/2) of the Northeast quarter (N.E. 1/4) of the Northwest quarter (N.W. 1/4) of Section 11 all in Township 12 N., Range 14 E., and containing in all (66) 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

J. J. Emerson
R. M. McKinley

F. S. Kent

Guardian.

STATE OF OKLAHOMA, County of Cherokee, ss.

Be it Remembered, That on this 7th day of December A. D. 1911, before me, R. M. McKinley a Notary Public within and for said County and State, personally appeared F. S. Kent as the Guardian of Charles F. Buse, 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. Oct 1st 1912 (Seal)

R. M. McKinley
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 21st day of Jan A. D. 1912, at 2³⁰ o'clock and 2 minutes P. M. (Seal)

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