

COMPARED

DEED RECORD

38727

GUARDIAN'S DEED

THIS INDENTURE, Made the 12th day of February, Nineteen Hundred and A.D. 1912, in the County of Cherokee, State of Oklahoma, by and between F. D. Kent, the duly appointed, qualified and acting Guardian of...

Charles F. Bause, minor, party of the first part, and James D. Ward, 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...

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, 1911, sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of \$100.00 DOLLARS, 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 the report of the proceedings under the said Order of Sale, made by the said party of the first part on the 20th day of November, 1911, after making the said sale...

did, on the 2nd day of December, 1911, make an order confirming said sale, and directing the same to be executed to the said party of the second part; a certified copy of which order of confirmation was filed in the office of the Register of Deeds of said Cherokee County, within which the said land sold is situated, on the 31st day of January, A.D. 1912, in Book 100 at 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 instrument.

Now, therefore, the said F. D. Kent, as the Guardian of the said Charles F. Bause, minor, 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 \$100.00 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...

in and to all the certain lot, piece or parcel of land, situated, lying and being in said County of Cherokee, State of Oklahoma, and bounded and particularly described as follows, to-wit:

The Southeast Quarter of the Southwest Quarter of Section Sixteen (16) and the East Half of the Northeast Quarter of the Northwest Quarter of Section Twenty-one (21) all in Township Twenty-one (21) North, Range Thirteen (14) East of the Indian Base and Meridian.

This deed is executed for the reason that the prior deed for this land executed by this guardian which deed is recorded in Book 95 at page 388 of the records in the office of the Register of Deeds of Cherokee County, Oklahoma, was dated and executed prior to the date that the order of confirmation confirming this sale was filed for record in the office of the Register of Deeds of Cherokee County, Oklahoma, and that the same, together with the tenements, hereditaments and appurtenances thereto, together with the tenements, hereditaments and appurtenances thereto, 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 F. D. Kent Guardian.

STATE OF OKLAHOMA, County of Cherokee, ss. Subscribed, that on this 12th day of February, A.D. 1912, before me, R. W. McKimley, Notary Public within and for said County and State, personally appeared F. D. Kent, who is 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 Commission expires Oct 1, 1912.

STATE OF OKLAHOMA, County of Tulsa, ss. I hereby certify that the within instrument was filed for record the 27 day of Feb, A.D. 1912 at 10 o'clock and 00 minutes P.M.

By H. O. Walkley Deputy Register of Deeds.

At the County Court of Cherokee County, Oklahoma, sold at private sale to the highest bidder for cash and subject to confirmation by said County Court, the said real estate, situated in the said County of Cherokee, Oklahoma, and at such sale the said real estate became the purchaser of the whole of the real estate hereafter particularly described for the sum of \$100.00.