

miss no. 59
10 COMPARED

DEED RECORD

GUARDIAN'S DEED

THIS INDENTURE, Made the 9th day of February, Nineteen Hundred and twelve at Wagoner, Wagoner County, State of Oklahoma, by and between Harrie Blake the duly appointed, qualified and acting Guardian of Robert Vannoy, a minor

party of the first part, and E. M. Yates, of Broken Arrow, Oklahoma the part of the second part: WITNESSETH, That, whereas, on the 13th day of November, 1911, the County Court, within and for the County of Wagoner, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Robert Vannoy, situated in the County of Wagoner, 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 23rd day of December, 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 Eight Hundred and Five (\$805.00) DOLLARS, E. M. Yates, 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 guardian's proceedings under the said Order of Sale, made by the said party of the first part on the 23rd day of December, A. D. 1911, offered the same in open court and thereat heard bids on said land, and whereas, # did on the 27th day of January, 1912, 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 8th day of Feb. A. D. 1912, in Book 77 on page 16, 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 Harrie Blake as the Guardian of the said Robert Vannoy, 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 Nine Hundred and Seventy Five (\$975.00) 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 Robert Vannoy, 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 half (N 1/2) of the northwest quarter (NW 1/4) and the southwest 1/4 quarter SW 1/4 of the northwest quarter NW 1/4 of Section Twenty-three (23), Township, Northern (N) North, Range Fourteen (14) East, containing 120 acres, more or less, and situated in Tulsa County, Okla.

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

E. E. Parks Harrie Blake
F. R. Edwards Guardian.

STATE OF OKLAHOMA, Wagoner County, ss.

Be it Remembered, That on this 9th day of February, A. D. 1912, before me, Roy M. Traub, Notary Public within and for said County and State, personally appeared Harrie Blake as the Guardian of Robert Vannoy, 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.

(Seal) My Commission expires Dec. 19, 1914, Roy M. Traub
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 28 day of Feb. A. D. 1912 at 8 o'clock and minutes a.m.

By H. C. Walkley, Deputy Register of Deeds.

(Seal)

the bid of E. M. Yates was raised more than 10% in open court and bids thereat and then offered in open court and thereat heard bids on said land, and whereas, # did on the 27th day of January, 1912, 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 8th day of Feb. A. D. 1912, in Book 77 on page 16, 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.