

COMPANED

## DEED RECORD

# 40061

SAML DOWDORTH BOOK CO., LEAVENWORTH, KAN., No. 21818

Administrators or Executors  
GUARDIAN'S DEED

THIS INDENTURE, Made the 20th day of March Nineteen Hundred and A.D. 1912

at the State of Oklahoma, by and between  
the duly appointed, qualified and acting Guardian, Administrator of the estate of  
W. H. Hickerson deceased  
Fannie Hickerson  
party of the first part, andthe part of the second part:  
WITNESSETH, That, whereas, on the 2nd day of January A.D. 1912, the County Court,  
within and for the County of Osage, State of Oklahoma, made an Order of Sale, authorizing the said party  
of the first part to sell certain real estate of the said W. H. Hickerson deceased  
situated in the County of Tulsa, State of Oklahoma, described in said order of sale, and which said  
Order of Sale is now on file and of record in Book 13 page 436 in said County CourtAnd, whereas, under and by virtue of said Order of Sale, and pursuant to legal notice given thereof, the said party of the first part, on  
the 13th day of January A.D. 1912, 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 and  
Fannie Hickerson subject to confirmation by said Court, for the sum of six hundred and DOLLARS,  
which he... being the highest and best bidder, and that being the highest and best sum bid, said property purchased  
subject to all liens and encumbrances  
And, whereas, the said County Court, upon the due and legal return of the proceedings under the said Order  
of Sale, made by the said party of the first part on the 13th day of March A.D. 1912,did on the 13th day of March 1912, make an order confirming said sale, and directing conveyances  
to be executed to the said part 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 is situated, on the 13th day  
of April A.D. 1912, in Book 77 on page 436, 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 Clarence C. Hickerson, Administrator  
of the estate of said W. H. Hickerson  
deceased, 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  
Six Hundred and DOLLARS,to him in hand paid by the said part 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 part of the second part,  
his heirs and assigns, forever, all the right, title, interest and estate of the said W. H. Hickerson, deceased  
at the time of his death and also all the right title and interest that the said  
estate of said deceased at the time of his death,  
in and to all the certain lot or piece or parcels of land, situated, lying and being in said County of Tulsa County  
State of Oklahoma, and bounded and particularly described as follows, to-wit:Lots seven and eight, in Block  
four of Acrett Addition to the City of Tulsa  
Tulsa County Oklahoma, according to the  
recorded plat thereof.together with the tenements, hereditaments and appurtenances ~~whatsoever to the same~~ <sup>hereunto</sup> belonging or in anywise appertaining.TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises, unto the said part of the second part,  
his heirs and assigns, forever, as fully as said administrator can convey the sameIn Witness Whereof, The said party of the first part, Guardian as aforesaid, has hereunto set his hand the day and year last  
above written.

SIGNED AND DELIVERED IN PRESENCE OF

Francis Blakely  
O. A. Erickson  
J. F. HowardClarence C. Hickerson  
Guardian

STATE OF OKLAHOMA, Muskogee County, ss.

Be it Remembered, That on this 21st day of March 1912, before me,

D. D. Hitchcock, Notary Public  
within and for said County and State, personally appeared  
as the Guardian of the estate of W. H. Hickerson  
deceasedto 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. Expires Feb 4, 1916  
(Seal)D. D. Hitchcock  
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 13 day of April A.D. 1912

at 8 o'clock and minutes A.M.

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

(Seal)