

COMPANED

## DEED RECORD

# 40308

No 799

## GUARDIAN'S DEED

THIS INDENTURE, Made the 8th day of April Nineteen Hundred and twelve at Wagoner State of Oklahoma, by and between James Tucker the duly appointed, qualified and acting Guardian of Hattie Tucker, a minor

Ben Polston

party of the first part, and

the part Y of the second part:

WITNESSETH, That, whereas, on the 2nd day of March 1912, 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 Hattie Tucker, a minor situated in the County of Tulsa State of Oklahoma, described in said order of sale, either in one parcel or in sub-divisions as the said party of the first part should judge most beneficial to

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 March A. D. Nineteen Hundred and twelve sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Four Hundred and Sixty (\$460.00) DOLLARS, to Ben Polston 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 proceedings under the said Order of Sale, made by the said party of the first part on the 23rd day of March A. D. 1912,

after making said sale did on the 4th day of April 1912, make an order confirming said sale, and directing conveyances to be executed to the said part Y 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 6th day of April A. D. 1912, in Book 27 on page 435, 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 James Tucker as the Guardian of the said Hattie Tucker, 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 Four Hundred and Sixty (\$460.00) DOLLARS,

to him in hand paid by the said part Y 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 Y of the second part, his heirs and assigns, forever, all the right, title, interest and estate of the said Hattie Tucker, 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:

E 1/2 of SE 1/4 of SE 1/4, the E 1/2 of NW 1/4 of SE 1/4, the SE 1/4 of NE 1/4 of SE 1/4 and E 1/2 of SW 1/4 of NE 1/4 of SE 1/4 of section 4, Township 17 North, range 14 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 part Y 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

James Tucker Guardian.

STATE OF OKLAHOMA, Wagoner County, ss.

Be it Remembered, That on this 8th day of April A. D. 1912, before me, Laura Cottrell Notary Public within and for said County and State, personally appeared James Tucker as the Guardian of Hattie Tucker, 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. Exp. 10/23/1915. (seal)

Laura Cottrell Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 23 day of Apr A. D. 1912, at 8 o'clock and 0 minutes A. M.

By (seal) Deputy. W. W. Willey Register of Deeds.

# said state, and which said order of sale, now on file and of record in said County Court, is hereby referred to and made a part of this indenture