

DEED RECORD

GUARDIAN'S DEED

THIS INDENTURE, Made the 3rd day of April, Nineteen Hundred and twelve at Wagoner, Wagoner County, State of Oklahoma, by and between John Buck the duly appointed, qualified and acting Guardian of Bruce Agent, a minor

W.O. Rittenhouse party of the first part, and

WITNESSETH, That, whereas, on the 19th day of February, 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 Bruce Agent situated in the County of Tulsa 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 11th 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 One thousand DOLLARS,

W.O. Rittenhouse 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's proceedings under the said Order of Sale, made by the said party of the first part on the 18th day of March, A. D. 1912, after due and legal notice of the hearing on said return of sale, said bid was accepted by the did on the 28th day of March, 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 29th day of March, A. D. 1912, in Book 74 on page 433 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 John Buck as the Guardian of the said Bruce Agent, 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 fourteen hundred and fifty (\$1450.00) 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 Bruce Agent, 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:

Northeast Quarter of Section 34,
Township 17 North, Range 12 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 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

Saloma Fleetwood John Buck
Manning Harrison Guardian.
STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 3rd day of April, A. D. 1912, before me, J. T. Pantler Notary Public, within and for said County and State, personally appeared John Buck as the Guardian of Bruce Agent, 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 Commission expires June 14, 1914. (Seal) J. T. Pantler
STATE OF OKLAHOMA, County of Tulsa, ss. Notary Public

I hereby certify that the within instrument was filed for record the 29 day of June, A. D. 1912 at 8 o'clock and 00 minutes P. M.

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

E.W. Bill, a responsible person to \$1100.00 and thereupon W.O. Rittenhouse increased said bid to \$1450.00 which was the highest bid thereof and was, in the judgment of the Court a fair and adequate price thereof, and the said W.O. Rittenhouse was declared to be the purchaser of said land, said said Court.