

DEED RECORD

43042

SAM L. DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 2188

GUARDIAN'S DEED

THIS INDENTURE, Made the 20th day of July, Nineteen Hundred and twelve at Broken Arrow, State of Oklahoma, by and between Thomas H. Smith the duly appointed, qualified and acting Guardian of Martha Smith, a minor

Harve L. Hollingsworth and Frank R. Johnson party of the first part, and the party of the second part:

WITNESSETH, That, whereas, on the 3rd day of December, 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 Martha Smith

situated in the County of Tulsa, State of Oklahoma, described in said order of sale, to-wit: The North

Half of the Southeast Quarter of Section Twenty-eight (28) Township Nineteen (19) North, Range Fourteen (14) East, 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 15th day of January, A. D. Nineteen Hundred and thirteen, 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 sixty and no/100 DOLLARS, to Ole Solen, 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 21st day of January, A. D. 1913,

did set February 2nd 1913 at 1:30 P.M. for hearing said return, and on the said date, February 2nd 1913, said guardian did on the 4th day of February, 1913, make an order confirming said sale, and directing conveyances to be executed to the said parties 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 31st day of June, A. D. 1912, in Book 77 on page 440, 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, and whereas, errors occurred in the former deeds made by said guardian in pursuance of said order,

Now, therefore, the said Thomas H. Smith, as the Guardian of the said Martha Smith, 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

One Thousand and no/100 DOLLARS, to him in hand paid by the said parties 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 parties of the second part, their heirs and assigns, forever, all the right, title, interest and estate of the said

Martha Smith, 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 of the Southeast Quarter of Section Twenty-eight (28) Township Nineteen (19) North, Range Fourteen (14) East, containing 80 acres, more or less,

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 parties of the second part, their 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

Thomas H. Smith

Guardian.

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 20th day of July, A. D. 1913, before me,

A. S. Laws, a Notary Public, within and for said County and State, personally appeared Thomas H. Smith as the Guardian of Martha Smith, 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 herunto set my hand and official seal, at said County, the day and year last above written.

My Commission expires 3/27/1916 A. S. Laws

Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 5 day of Aug, A. D. 1913

at 2:00 o'clock and minutes P. M.

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

(Seal)

hearing was continued to the 4th day of February 1910, at the same hour, and on said hearing on the 4th day of February 1910 said Harve L. Hollingsworth and Frank R. Johnson having made and additional bid of \$1,000.00, and the same was accepted by said County Court, and thereupon said County Court,