

COMPALED

43866

DEED RECORD

SAMUEL DODD WORTH BOOK CO., LEAVENWORTH, KAN., No. 2183

GUARDIAN'S DEED

THIS INDENTURE, Made the 26 day of August, Nineteen Hundred and twelve at Tulsa, State of Oklahoma, by and between L. B. Pence, the duly appointed, qualified and acting Guardian-Administrator of the estate of Charles T. Reuter, deceased, party of the first part, and

Cercinel E. Maguire, the part of the second part: WITNESSETH, That, whereas, on the 14th day of June, 1912, the County Court, within and for the County of Tulsa, State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said estate 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 9th day of August, 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 Hundred six and 50/100 DOLLARS, (\$106.50) 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 proper proceedings under the said Order of Sale, made by the said party of the first part on the 15th day of August, A. D. 1912,

did on the 9th day of August, 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 day of A. D. 1912, in Book on page, 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 L. B. Pence as the Guardian-Administrator of the estate of Charles T. Reuter, deceased, 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 Hundred six and 50/100 DOLLARS, (\$106.50) 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 Charles T. Reuter, deceased.

in and to all the certain lots, 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:

lots two (2), three (3), four (4), five (5) and six (6) in Block six (6) in the Owens Addition to the City of Tulsa, also lot seventeen (17) in Block twelve (12) in the Willette & Hall Addition to the City of Tulsa.

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. Administrator

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

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 26 day of August, A. D. 1912, before me, L. B. Pence, a Notary Public within and for said County and State, personally appeared L. B. Pence as the Guardian-Administrator of the estate of Charles T. Reuter, deceased

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 December 8, 1913. (Seal) John C. Magee, Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 5 day of Sep, A. D. 1912, at 2:15 o'clock and minutes P. M.

By (Seal) Deputy. H. C. Walkey, Register of Deeds.