

# DEED RECORD

SAML DODSWORTH BOOK CO., LEAVENWORTH, KAN. No. 21318

2014-1900

## 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 of the estate of Charles T. Ruten, deceased

Union Trust Company party of the first part, and 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 fourteenth 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 thirty-one and 24/100 DOLLARS, (\$31.24) 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 26th day of August 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 sold is situated, on the 11 day of Oct A. D. 1912, in Book 77 on page 20 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 of the said estate of Charles T. Ruten 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 thirty-one and 24/100 DOLLARS, (\$31.24) 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, and its heirs and assigns, forever, all the right, title, interest and estate of the said Charles T. Ruten, deceased

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:

lot six (6) in block ninety-eight (98) in the original town 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 part of the second part, and its heirs and assigns, forever. administrators

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

L. B. Pence  
Administrator Guardian

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 26 day of August A. D. 1912, before me, L. B. Pence Notary Public within and for said County and State, personally appeared L. B. Pence as the Guardian of the estate of Charles T. Ruten, 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 Jan. 31st 14 (Seal) L. B. Pence Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 11 day of Oct A. D. 1912, at 10:55 o'clock and 9 minutes A. M.

By H. C. Walkley (Seal) Register of Deeds.