

DEED RECORD

48075

SAML DODD WORTH BOOK CO., LEATON WORTH, KAN., No. 2133

GUARDIAN'S DEED

THIS INDENTURE, Made the 22nd day of January, Nineteen Hundred and Twelve at Wagoner, Wagoner County, State of Oklahoma, by and between A. L. Evans the duly appointed, qualified and acting Guardian of the estate of Martha McKellop,

party of the first part, and B. A. Brown the part of the second part: WITNESSETH, That, whereas, on the 23rd day of September, 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 McKellop a Minor, situated in the County of Tulsa, State of Oklahoma, described in said order of sale, 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 instrument

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 24th day of December, 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 Three Hundred and no/100 DOLLARS, to B. Leonard 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 said guardians proceedings under the said Order of Sale, made by the said party of the first part on the 24th day of December, A. D. 1912,

did on the 4th day of January, 1913, 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 18th day of January, A. D. 1913, in Book 72 on page 456, 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 A. L. Evans as the Guardian of the said estate of the said Martha McKellop 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 Six Hundred and no/100 (816.00) DOLLARS, cash 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 Martha McKellop 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 South West Quarter of Section Twenty Three (23) Township 18 North Range Fourteen (14) East 160 Acres more or less situated in Tulsa County State of Oklahoma

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

A. L. Evans

Guardian.

STATE OF OKLAHOMA, Wagoner County, ss.

Be it Remembered, That on this 22nd day of January, A. D. 1913, before me, Matthe Evans Notary Public within and for said County and State, personally appeared A. L. Evans as the Guardian of the estate of the said Martha McKellop 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 Jan 27, 1915 (Seal)

Matthe Evans
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 3 day of Feb, A. D. 1913, at 8 o'clock and 0 minutes A. M.

By (Seal) Deputy Lewis Collier Register of Deeds.

did on the 4th day of January 1913 at the time and place set forth herein above the increase of \$1600 for the said hereafter described lands offered and made in writing by the said party of the first part the said second party being the highest and best bidder and this bid of \$1600 being ten per cent over in amount exclusive of costs, fees, and other said county court whereupon the said county court