

DEED RECORD

46798

GUARDIAN'S DEED

THIS INDENTURE, Made the 20 day of December Nineteen Hundred and Twelve at Tahlequah State of Oklahoma, by and between Betsy Kalcatcher the duly appointed, qualified and acting Guardian of Mollie Kalcatcher, a minor

Charles L. Brown and Hiram C. Mangum party of the first part, and

WITNESSETH, That, whereas, on the 17th day of August 1912, the County Court, within and for the County of Cherokee State of Oklahoma, made an Order of Sale, authorizing the said party of the first part to sell certain real estate of the said Mollie Kalcatcher, a minor 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 10th 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 Six Hundred Twenty Five DOLLARS, to John Phillips 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 all the proceedings under the said Order of Sale, made by the said party of the first part on the 10th day of December A. D. 1912, the same coming on for hearing upon confirmation on the 20th day of December 1912 at which time the bid of John Phillips was raised did on the 20th day of December 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 21st day of December A. D. 1912, in Book 134 on page 395, 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 Betsy Kalcatcher as the Guardian of the said Mollie Kalcatcher, 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 Seven Hundred Seventy Five DOLLARS, to her 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, their heirs and assigns, forever, all the right, title, interest and estate of the said Mollie Kalcatcher, 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 northeast quarter of the Southeast quarter and the northwest quarter of the Southeast quarter of the Southeast quarter of section twenty one Township Twenty Two north Range Thirteen East containing fifty or 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 party of the second part, her heirs and assigns, forever.

In Witness Whereof, The said party of the first part, Guardian as aforesaid, has hereunto set her hand the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF

Ed. Thurman Betsy Kalcatcher Guardian.

Benn King STATE OF OKLAHOMA, Cherokee County, ss.

Be it Remembered, That on this 20th day of December A. D. 1912, before me,

Henry M. Vance within and for said County and State, personally appeared Betsy Kalcatcher as the Guardian of Mollie Kalcatcher, a minor

to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same in the capacity therein stated as her 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 April 15, 1916 (H. S. D.) Henry M. Vance Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 2 day of Dec A. D. 1913 at 8 o'clock and 00 minutes P. M.

By Lewis Cline Deputy. Lewis Cline Register of Deeds.

The within and approved this 20th day of December, 1912. Betsy Kalcatcher Guardian of the County Court Cherokee County Oklahoma