

DEED RECORD

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GUARDIAN'S DEED

THIS INDENTURE, Made the 27th day of January, Nineteen Hundred and fourteen at Broken Arrow, State of Oklahoma, by and between Frank McEwre, the duly appointed, qualified and acting Guardian of the person and estate of James Reynolds an incompetent

Flora B Adkin the part 4 of the second part: WITNESSETH, That, whereas, on the 22nd day of December, 1913, 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 James Reynolds an incompetent situated in the County of Tulsa, State of Oklahoma, described in said order of sale as follows: Lots Fifteen (15) and sixteen (16) in Block Twenty Three (23) in the town of Broken Arrow Oklahoma

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 12th day of January, A. D. Nineteen Hundred and fourteen, sold the hereinafter described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of Five Hundred DOLLARS,

to Flora B Adkin She 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 12th day of January, A. D. 1914, the Court made an order setting the said return of sale for hearing on January 22nd 1914, and caused due and proper notice of such hearing to issue and be given as provided by law and did on the 22nd day of January, 1914, make an order confirming said sale, and directing conveyances to be executed to the said part 4 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 22nd day of January, A. D. 1914, in Book 165 on page 39, 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 Frank McEwre as the Guardian of the said James Reynolds an incompetent 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 \$500.00 to him in hand paid by the said part 4 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 4 of the second part, her heirs and assigns, forever, all the right, title, interest and estate of the said James Reynolds an incompetent

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: Lots Fifteen (15) and sixteen (16) in Block Twentythree (23) in the town of Broken Arrow Oklahoma

TO HAVE AND TO HOLD, All and singular, the above-mentioned and described premises, unto the said part 4 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 his hand the day and year first above written.

SIGNED AND DELIVERED IN PRESENCE OF Frank McEwre Guardian.

STATE OF OKLAHOMA, Tulsa County, ss. Be it Remembered, That on this 27th day of January, A. D. 1914, before me, a Notary Public within and for said County and State, personally appeared Frank McEwre as the Guardian of the person and estate of James Reynolds an incompetent 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. 26, 1915, Seal Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss. I hereby certify that the within instrument was filed for record the 2 day of Feb A. D. 1914, at 8 o'clock and minutes A.M. By Lewis Chace Deputy Register of Deeds.