

80701

DEED RECORD

GUARDIAN'S DEED

THIS INDENTURE Made the fifteenth day of May Nineteen Hundred and fourteen at Admore Carter County State of Oklahoma, by and between Lee Wade the duly appointed, qualified and acting Guardian of James Aden Taylor a minor

Dick C. Miller

party of the first part, and

WITNESSETH, That, whereas, on the 27th day of August 1913, the County Court, within and for the County of Carter 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 Aden Taylor a minor situated in the County of Carter State of Oklahoma, described in said order of sale,

dated the 27th day of August A.D. - 1913

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 fifteenth day of May 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 seventy five DOLLARS,

the party second part 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 all of the proceedings under the said Order of Sale, made by the said party of the first part on the fourth day of May A. D. 1914,

and after due notice given according to law

did on the 15th day of May 1914, 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 15th day of May A. D. 1914, in Book 31 on page 14, 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 Lee Wade as the Guardian of the said James Aden Taylor 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 Five Hundred seventy five DOLLARS,

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

James Aden Taylor a minor

in and to all the certain lot, piece or parcel of land, situated, lying and being in said County of Carter State of Oklahoma, and bounded and particularly described as follows, to-wit:

Lots numbered Fourteen, Fifteen and Sixteen in Block numbered Fourteen in the Lynch and Ford Addition to the City of Tulsa in Tulsa County, State of Oklahoma according to the Official Survey thereof

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

J. A. Sims
Freda Bruner

Lee Wade

Guardian.

STATE OF OKLAHOMA, Carter County, ss.

Be it Remembered, That on this 15th day of May A. D. 1914, before me, Franklin Bourland Notary Public within and for said County and State, personally appeared Lee Wade as the Guardian of James Aden Taylor 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.

Com Exp. 19th Apr 1917 (read) Franklin Bourland
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 31 day of May A. D. 1914 at 3 o'clock and 0 minutes P.M.

By Chaveau Deputy. (read) Lewis Elins County Clerk
Register of Deeds.