

COMPARED

#92220

# DEED RECORD

509

## GUARDIAN'S DEED

THIS INDENTURE, Made the 3rd day of March Nineteen Hundred and seventeen  
at Broken Arrow State of Oklahoma, by and between W. A. Ferguson  
the duly appointed, qualified and acting Guardian of William Simmons a minor

Nannie E. Walker

party of the first part, and

WITNESSETH, That, whereas, on the 26th day of December 1916, 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 William Simmons  
situated in the County of Tulsa State of Oklahoma, described in said order of sale,  
And hereinafter described

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 20th day of January A. D. Nineteen Hundred and seventeen sold the hereinafter  
described real estate specified and described in said Order of Sale, subject to confirmation by said Court, for the sum of  
Two hundred ninety and no/100 DOLLARS,  
to Nannie E. Walker 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 Guardians proceedings under the said Order  
of Sale, made by the said party of the first part on the 20th day of January A. D. 1917,  
did on January 23rd 1917 make an order setting said return for hearing of February  
13th 1917 and on the 13th day of February 1917 made an order continuing said hearing to the 26  
day of February 1917 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 2nd day  
of March A. D. 1917, in Book 77 on page 485, 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 W. A. Ferguson  
as the Guardian of the said William Simmons 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  
Two hundred ninety 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,  
her heirs and assigns, forever, all the right, title, interest and estate of the said  
William Simmons 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 east quarter of the South west quarter  
of Section Thirty four (34) Township, Eighteen  
(18) North Range Thirteen (13) East and  
The North east quarter of the North west quarter  
of Section Three (3) Township, Seventeen (17)  
North Range Thirteen (13) East containing in all  
80 acres 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 his hand the day and year first  
above written.

SIGNED AND DELIVERED IN PRESENCE OF

G. P. J. Holt

W. A. Ferguson

Guardian.

STATE OF OKLAHOMA, Tulsa County, ss.

Be it Remembered, That on this 3rd day of March A. D. 1917, before me,  
A. M. Laws Notary Public  
within and for said County and State, personally appeared W. A. Ferguson  
as the Guardian of William Simmons 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 com Exp. 3/24/1918 (seal) A. M. Laws  
Notary Public

STATE OF OKLAHOMA, County of Tulsa, ss.

I hereby certify that the within instrument was filed for record the 6 day of Mar A. D. 1917,  
at 2:30 o'clock and P minutes M.  
By Chambers Deputy. (seal) Lewis Cline County Clerk  
Register of Deeds