

sale to one R.L. McQuarie for the sum of \$450.00, payable cash in hand on approval of said court, and thereafter August 26, 1910, said Guardian filed his return of said sale, duly verified, and the same was set for hearing August 27, 1910, and it appearing that W.E. Halsell raised the said bid of McQuarie ten per cent and over, namely, to the sum of \$525.00 and that said sum is more than ninety percent of the value of the appraisment duly made for said sale.

And thereupon, on said 27th day of August, 1910, on motion of the said Guardian for a continuance of this hearing to September 1, 1910 at 10 o'clock in the forenoon to enable said guardian to obtain a complete abstract of title to said land for said purchaser, and the same being heard by the Court, was sustained, and said hearing continued accordingly.

And afterward, on said September 1, 1910 this cause came on for ^{final} hearing at said hour of 10 o'clock, and it appearing by the order of said court made on September 1, 1910 that said price of \$525.00 is the fair market value of said described land, and that all the proceedings relating to said sale have been in accordance with law and the orders of the court, that said Guardian has made additional Guardian's bond in the sum of \$500.00, which has been approved by the Court and filed in the Court, and that said purchaser has paid to said Guardian cash in hand the amount of his said bid of \$525.00, and the same having been accepted and approved, and the said court having made its order confirming said sale to said purchaser, and has therein directed this Guardian to execute his deed to said purchaser, which order of confirmation was duly ifled of record in the office of the Register of Deeds of said County of Tulsa, and is recorded in Book 98 at page 688 of the records thereof, which record is hereby referred to and made part of this indenture.

Now Therefore, I, said Charley Smith, Guardian of the estate of said Rachel Webber, a minor party of the first part, pursuant to said order of court, aforesaid, for the consideration of \$525.00 in hand paid by W.E. Halsell, party of the second part, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto said party of the second part, his heirs and assigns forever, all the right, title and interest and estate of said Rachel Webber, a minor, in and to the following described real estate, namely:

"The Southwest Quarter of Southeast Quarter and the Southeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 36, Township 21 North, Range 13 East" together with the tenements, hereditaments and appurtenances to the same belonging or in any wise appertaining.

To have and to hold all and singular the above described premises, together with the appurtenances, unto the said party of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF the party of the first part, guardian aforesaid has hereunto set his hand the day and year first above written.

Charley Smith, Guardian of Rachel Webber
Minor.

State of Oklahoma, County of Tulsa, SS.

On this 2 d day of September 1910, personally appeared before County Clerk of said county and state Charley Smith, to me personally