

of Sadie Charles, minor, and G. N. Wright, Jr., Party of the second part.

Witnesseth; that whereas on the 3rd day of November, 1910, the county court within and for said county of Muskogee, state of Oklahoma, made an order of sale, authorizing the said Party of the first Part to sell certain real estate of the said Sadie Charles, minor, situated in Tulsa County and state of Oklahoma and specified and particularly described in said order of sale either in one parcel or in subdivisions as the said Party of the first Part should judge most beneficial to said estate; and which said order of sale now on file and of record in said county court, is hereby referred to and made a part of this indenture.

And, whereas, under and by _____ virtue of said order of sale and pursuant to legal notices thereof, as required by law and the order of said court, the said Party of the first Part on the 26th day of November, 1910 at the office of T. D. Evans, Room 216 First National Building, Tulsa County, Oklahoma at 10 o'clock A. M., offered for sale, at Private sale, in one parcel and subject to the confirmation by said county court the said real estate situated in Tulsa County, Oklahoma and specified and described in said order of sale as aforesaid and at such sale the said Party of the second Part became the purchaser of the whole of said tract of real estate hereinafter particularly described for the sum of \$2850.00, he being the highest and best bidder, and that being the highest and best sum bid;

And whereas, the said county court upon due and legal return of the Proceedings had under said order of sale, made by the said Party of the first Part on the 17th day of December, 1910, after making said sale, did on the 10th day of January, 1911, make an order confirming the sale and directing a conveyance to be executed to the said Party of the second Part which said order of confirmation is now on file and of record in said county court, and a certified copy of which order of confirmation was duly filed for record in the office of the register of deeds of said Tulsa county on the 10th day of January, 1911, and is recorded in book 99 at page 128 of the records thereof which said record thereof in said register of deeds office of the county aforesaid is hereby referred to and made a part of this instrument.

Now, therefore, the said A. E. Charles, guardian of the estate of Sadie Charles, minor, Party of the first Part pursuant to the order aforesaid of the county court of Muskogee county, Oklahoma for and in consideration of the said sum of \$2850.00 to him in hand paid by the 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 Sadie Charles, minor, in and to the following described real estate situated in Tulsa County, Oklahoma, to-wit:

The northwest quarter (NW) of section eleven (11), township nineteen (19) north and of Range Thirteen (13) east of the Indian base and meridian

and containing 160 acres, more or less, according to the U. S. Survey thereof, 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 said Party of the first Part, guardian as aforesaid, has hereunto set his hand the day and year first above written.

A. E. Charles,
guardian of Sadie Charles, minor