

granted, assigned and set over ~~to~~ the said C. G. Bailey, or his assigns the within indenture of lease also all my right, estate title and term of years yet to come, claim and demand whatsoever of into, or out of the same.

Witness my hand this 5th day of January, A. D. 1911.

C. M. Roberson

Subscribed and sworn to before me this 6th day of January, 1911.

(SEAL)

J. C. Pinson

My commission expires Dec 18th 1911.

State of Oklahoma, Tulsa county, Tulsa, Okla.

I hereby certify that this instrument was filed for record in my office on Oct 4, 1910, at 8 o'clock A. M. and is duly recorded in record 98 Page 298.

H. C. Walkley, register of deeds. (SEAL)

Filed for record at Tulsa, Okla., Jan 31, 1911, at 11:30 A. M.

H. C. Walkley, register of deeds. (SEAL)

COMPARED

GUARDIAN'S DEED.

This indenture made the 8th day of October, 1910, by and between George W. England, as the duly qualified and acting guardian of the estate of Flossie M. England, a minor, Party of the first Part, and J. K. Gardner, of Ridgeway, Pennsylvania, Party of the second Part, witnesseth:

That, whereas, on the 27th day of April, 1910, the county court within and for Tulsa county, state of Oklahoma, made an order of sale, authorizing the said Party of the first Part to sell certain real estate of the said Flossie M. England, minor, situated in Tulsa county, state of Oklahoma, and specified and particularly described in said order of sale, either in ^{one} parcel or in subdivisions, as the Party of the first Part should judge most beneficial to said estate; which 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 given thereof, the said Party of the first Part, on the 30th day of July, 1910, at the hour of nine o'clock in the forenoon, at the county court room, in Tulsa county, offered for sale in one parcel, at Private sale, subject to confirmation by said county court, the said real estate, situated in said Tulsa county, and specified and described in said order of sale aforesaid, and at such sale, one W. W. Winterringer, was the highest and best bidder for all of said real estate, at the Price and sum of ~~two~~ ^{two} ~~thousand~~ ^{thousand} one hundred dollars, and said real estate was thereupon struck off to said W. W. Winterringer for that sum.

And whereas, on the 13th day of August, 1910, and after said sale as aforesaid, said Party of the second Part made due and legal return of his proceedings had under said order of sale to said county court, which said return of sale was set for hearing by said court.

And, whereas, on the third day of October, 1910, at the time of the hearing upon said return of sale, there was submitted to said county court, a bid in writing for said land, sold as aforesaid, by one J. K. Gardner, Party of the second Part herein, offering for said land, the sum of two thousand three hundred and twenty-five dollars, which said sum so offered exceeded the original bid made by said W. W. Winterringer, by at least ten per cent, exclusive of the cost of a new sale, and thereupon said increased bid was accepted by said county court, and an order and decree of said Court made confirming the sale of said Premises to the Party of the second Part, and directing a conveyance thereof to be executed to the party of the second Part; a certified copy of which order of confirmation was filed for record in the office of the register of deeds of said Tulsa county,