

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, on W. W. Winterringer, was the highest and best bidder for all of said real estate, at the Price and sum of twenty-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 and 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, within which the land sold is situated, on the 8th day of October, 1910, at 10:30 o'clock A. M. and is recorded in book 98 at Page 337 of the records of said office, and which said order of confirmation now on file and of record in said county court, and which record thereof in the office of the register of deeds is hereby referred to as a part of this indenture.

Now, therefore, the said George W. England, as guardian of the estate of said Lurie B. England, a minor, the Party of the first Part, pursuant to the order last aforesaid, of said county court, for and in consideration of the sum of two thousand three hundred and twenty-five (\$2325.00) Dollars, to him in hand Paid, by said Party of the second Part, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these Presents does grant, 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 Lurie B. England, minor, of, in and to the following described premises, situated, lying and being in Tulsa county, and state of Oklahoma, to-wit:

All of lot four (4) and the southwest quarter of the northwest quarter of section five (5) in township twenty (20) north, of range thirteen (13) east, containing eighty (80) acres, more or less.

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.

Witness to signature:

W. O. Dickenson

Cyrus S. Avery.

George W. England, guardian of the estate

Lurie B. England, a minor.

Acknowledgment.

State of Oklahoma, Tulsa county, SS.