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**OLD REPUBLIC TITLE**  
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4040 N. TULSA  
Oklahoma City, OK 73112

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State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
Carolynn Caudill

**PERSONAL REPRESENTATIVE'S DEED**

**KNOW ALL PERSONS BY THESE PRESENTS:**

That this *Personal Representative's Deed* is made and delivered September 23, 2016, by **CHRISTOPHER MICHEAL BIRKETT** ("Grantor and "party of the first part") as the duly appointed, qualified and acting personal representative of the IN THE MATTER OF THE ESTATE OF **SHERRY ANN BIRKETT A/K/A SHERRY A., BIRKETT**, (the "Decedent") in Case No. PB-2016-774, District Court of Oklahoma County, Oklahoma (the "Probate Case") and **LARRY MCGUFFIN**, a married individual ("party of the second part"), with respect to the following:

**Whereas**, the Court in the Probate Case entered an ORDER ON PERSONAL REPRESENTATIVE FOR AUTHORIZATION TO SELL REAL AND PERSONAL PROPERTY BASED ON CONSENT OF ALL HEIRS AND FOR WAIVER OF REQUIREMENT FOR INVENTORY, APPRAISAL AND ACCOUNTING, filed with the Court on September 6, 2016, pursuant to Title 58 O.S. § 239, in the Oklahoma County District Court in the Probate Case and is hereby referred to and made a part of this Deed. Said Order allows the sale of any or all real property of the Estate pursuant to Title 58 O. S. § 239 and the Order does not require confirmation of the sale by the party of the first part.

**Now**, therefore, Christopher Micheal Birkett, Personal Representative of the Estate of Sherry Ann Birkett a/k/a Sherry A. Birkett, Deceased, as aforesaid, the party of the first part, pursuant to the ORDER ON PERSONAL REPRESENTATIVE FOR AUTHORIZATION TO SELL REAL AND PERSONAL PROPERTY BASED ON CONSENT OF ALL HEIRS AND FOR WAIVER OF REQUIREMENT FOR INVENTORY, APPRAISAL AND ACCOUNTING, pursuant to Title 58 O.S. § 239, for and in consideration of the sum of Thirty-One Thousand Dollars and NO/100 (\$31,000.00), paid by 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 party of the second part, the party of the second part's heirs and assigns forever, all the right, title, interest and the Estate of Sherry Ann Birkett a/k/a Sherry A. Birkett, Deceased, at the time of decedent's death, and also all the right, title, and interest that the Estate, by operation of law or otherwise, may have acquired, other than, or in addition to, that of the Estate, at the time of Decedent's death in and to all the certain land situated, lying and being in:

Lot THIRTEEN (13), in  
Block TEN (10), of  
INGLESIDE ADDITION, to  
Oklahoma City, Oklahoma County, Oklahoma,  
according to the recorded plat thereof.

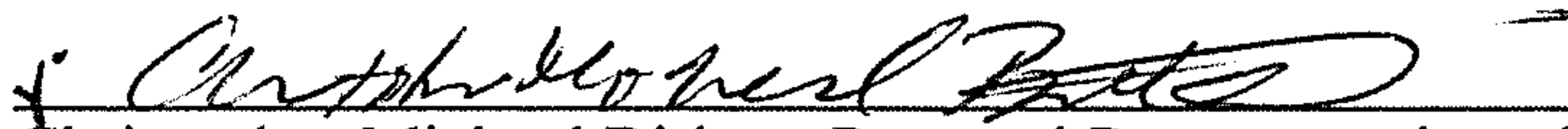
16191368

For information purposes only, the property address is:

3045 Pioneer St.  
Oklahoma City, OK 73107

TO HAVE AND TO HOLD the Property unto the Grantees, and Grantees' successors and assigns forever.

EXECUTED and delivered the date and year first above written.

  
\_\_\_\_\_  
Christopher Micheal Birkett, Personal Representative of  
the Estate of Sherry Ann Birkett a/k/a Sherry A. Birkett, Deceased.

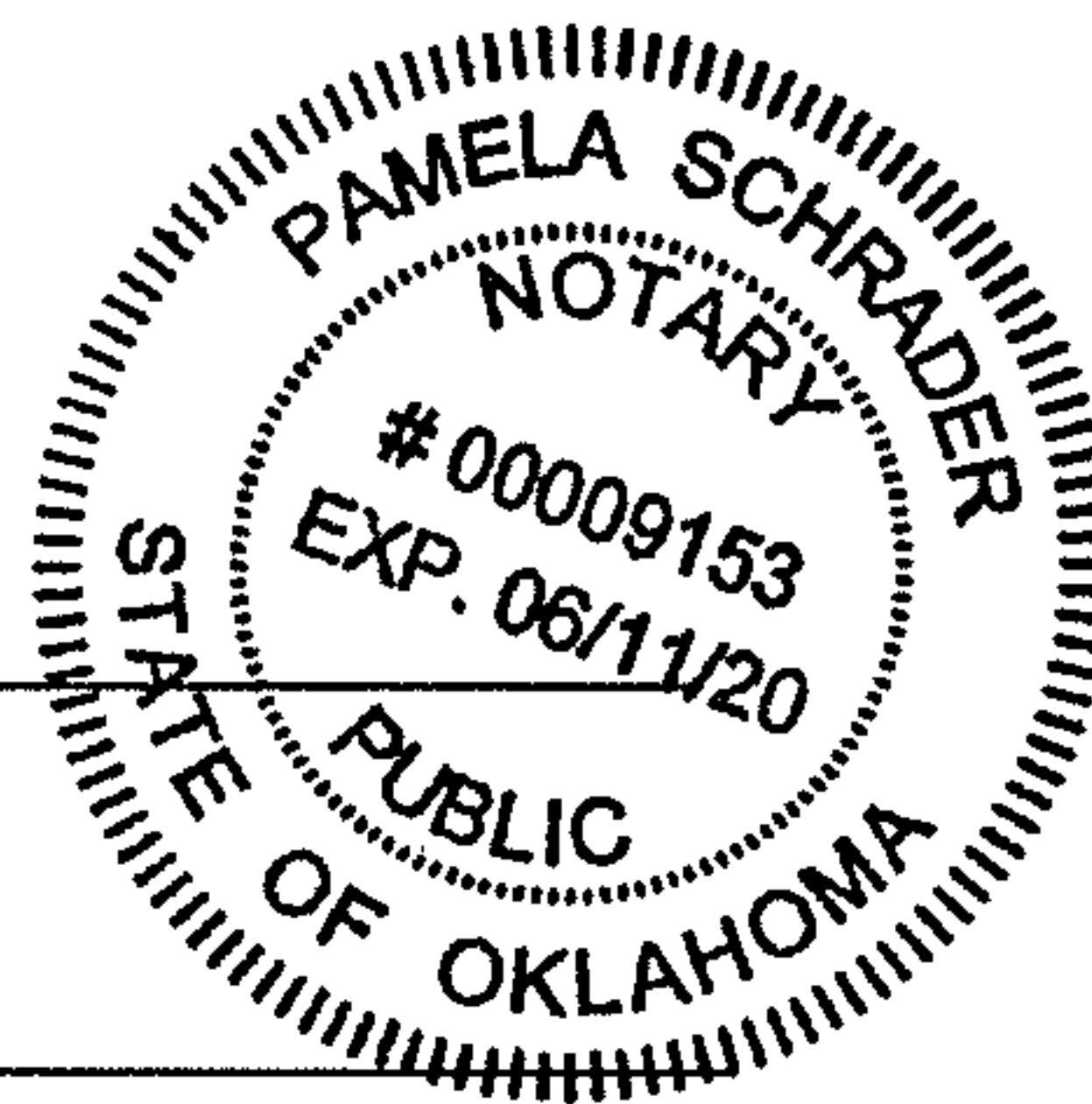
State of Oklahoma                    )  
  )       ss:  
County of Oklahoma                )

This document was acknowledged before me this 23 day of September, 2015, by Christopher Micheal Birkett, Personal Representative of the Estate of Sherry Ann Birkett a/k/a Sherry A. Birkett, Deceased.

  
\_\_\_\_\_  
Notary Public Signature

My Commission expires: 6-11-20

Notary Public Stamp or Seal \_\_\_\_\_



Return to and mail  
tax statement to  
Larry McGuffin  
P.O. Box 18818  
OK City OK 73154

