Special Warranty Deed.

This Indenture, made this 22nd day of June, A.D., 1908 between A. T. Root, of Denver, Colorado, party of the first part, and Dan Murphy, P. D. C. Ball, J. F. Pitt and H. P. Anderson, parties of the second part,

Witnesseth, that the said party of the first part, in consideration of the sum of one dollar, the receipt whereof is hereby acknowledged, does by these presents, subject, however, to the conditions, limitations and exceptions herein contained, grant, bargain, sell, and convey, unto the said parties of the second part, their heirs and assigns, all of the right, title and interest of the said party of the first part in and to all of the following described real estate, situated in Tulsa County, State of Oklahoma, to wit: North east quarter (¼) of the southwest quarter (¼) of section twenty-seven (27), township seventeen (17) north, range twelve (12) east, containing forty (40) acres more or less,

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereto belonging, or in any wise appertaining, forever, except as herein provided.

This deed is made, however, subject to the following conditions, limitations and exceptions: This deed does not cover or include a certain 37,500 barrel steel tank now on said premises and the oil contained therein; this deed is also subject to a certain chattel mortgage on said tank and contents, made to the said party of the first part by the said parties of the second part, to secure the sum of fifteen thousand dollars ($15,000.00), being dated April 15th, 1908, and duly filed in the proper recording office in Tulsa, Tulsa County, Oklahoma. This deed is also subject to all taxes, tax sales, tax liens, assessments of any and every kind, and to all existing oil and gas leases and other leases, made by any party or parties other than the said party of the