

(or any part thereof,) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

The NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section (6) Township (22) North Range (14) East containing 40 acres more or less, according to the Government Survey thereof.

Also an undivided 1/24th interest in all my right, title and estate, under and by virtue of an oil and gas mining lease, or other mineral lease, now or hereafter existing upon said premises, or any part thereof including all rents and royalties accrued, and also the perpetual and irrevocable right, privilege and easement of entering upon said lands and searching for, drilling wells, sinking shafts, mining, digging extracting, taking and carrying away all of the oil, gas, coal and other minerals in or under said lands, or that may be found therein or thereunder, and also the right to possession and use of so much of said premises at all times as may be necessary to the practical carrying out of the purposes and provisions of this grant.

TO HAVE AND TO HOLD, all the aforegranted estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Leo Stein and his heirs, successors and assigns, in fee simple forever.

And the said B. E. Capps, for himself his heirs, successors and personal representatives, does hereby covenant and agree to and with said Leo Stein his heirs, successors and assigns, that at the delivery of these presents, that he is lawfully seized in his own right of an absolute and indefeasible estate of inheritance in fee simple of / in and to all and singular the aforesaid premises and property, that he has good right to sell and convey the same, and warrants the same to be free, clear, discharged and unencumbered of and from all former grants, titles, charges, judgments, taxes, assessments and encumbrances of whatsoever kind and nature, except an oil and gas leasehold estate, hereinafter referred to which is recorded in the office of the County Clerk of Tulsa County, Oklahoma

It is hereby expressly declared that whereas the land, particularly described in this conveyance is understood to be subject to an oil gas mining lease in favor of the Henry Oil Company it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and vest in said Leo Stein a 1/24th interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Leo Stein had been at the date of making of said lease, the owner in fee of a 1/24th interest in and to the lands described, and himself one of the lessors therein.

And it is hereby further expressly declared that it is the true intent and purpose of this conveyance to pass to and vest in the said Leo Stein and undivided 1/24th interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantor's rights to operate for said minerals, and deal and contract with regard thereto, including the leasing thereof, as fully to all intent and purposes as if the said Leo Stein was the absolute owner of the entire title and estate in said lands.

IN WITNESS WHEREOF, I have set my hand this 6th day of July 1922.

B. E. Capps