

lying in or under the following described tract of land (or any part thereof)

NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ section 6, twp. 20, north
Range 13 east, containing 15 acres more or less,

situated in the County of Tulsa, State of Oklahoma, and also an undivided one-half interest in all rights, interest and estate under and by virtue of any oil and gas mining or other mineral lease, now, or hereafter, existing upon said premises, or any part thereof, including all rents and royalties accrued and to accrue; 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; provided, however, that grantor, upon payment to grantee, of one-half of all expenses and cost of producing such minerals, shall thereupon be entitled to one-half of the net profits arising from the sale and disposition thereof.

To have and to hold, all the aforegranted estate, property, and easements, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Jo. P. Cappeau, Jr., his heirs, successors and assigns, in fee simple forever.

And the said Robert R. Lockwood and Frances B. Lockwood, his wife, for themselves, their heirs, successors and personal representatives, do hereby covenant and agree to and with the said Jo. P. Cappeau, Jr., his heirs, successors and assigns that at the delivery of these presents, they are lawfully seized in their own right of an absolute and indefeasible estate of inheritance in fee simple of, and to all and singular the aforesaid premises and property; that they have 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, judgements, 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, Okla.

It is hereby expressly declared that, whereas, the land particularly described in this conveyance is understood to be subject to an oil and gas mining lease in favor of Akin 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 Jo. P. Cappeau, Jr., a one-half interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Jo. P. Cappeau, Jr., had been on the date of the making of said lease, the owner in fee of a one-half interest in and to the lands ^{described} ~~described~~, and himself one of the lessors therein.

Provided- 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 Jo. P. Cappeau, Jr., an undivided one half 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 coal and contract with regard thereto, including the leasing thereof, as fully to all intents and purposes as if the said Jo. P. Cappeau, Jr., was the absolute owner of the entire title and estate in said lands, with right in the grantor to repay one half of all expenses and receive one-half of the net profits.