

Filed for record in Tulsa, Tulsa County, Okla. Nov. 8, 1922 at 8:00 o'clock A. M.  
and recorded in book 430 at page 108.

By F. Delman, Deputy

(SEAL) O. D. Lawson, County Clerk

213208 mbh

COMPARED

SALE OF OIL AND GAS ROYALTY

INTERNAL REVENUE

KNOW ALL MEN BY THESE PRESENTS:

That J. P. Flanagan of Tulsa, Okla. for and in consideration of the sum of One Dollar and other good and valuable considerations (\$1.00) Dollars, (\$1.00), receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and set over, and does by these presents grant, bargain, sell convey and set over unto S. P. Kennedy his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided all interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following described tract of land (or any part thereof) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

North-half of the North-west quarter of Section  
Twenty (20) Township Twenty-one (21) North Range Thirteen  
(13) East.

Also an undivided all 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 afore granted estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said S. P. Kennedy his heirs, successors and assigns, in fee simple forever.

And the said J. P. Flanagan, for himself his heirs, successors and personal representatives, does hereby covenant and agree to and with said S. P. Kennedy his heirs, successors and assigns, that at the delivery of these presents, 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 and gas mining lease in favor of Savoy Oil Co. it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and