

My commission expires May 16, 1925.

Filed for record in Tulsa County, Okla. on Jan 11, 1923, at 4:00 P.M. and duly recorded in book 432, page 232, By Brady Brown, Deputy, (SEAL) O.G. Weaver, County Clerk.

218755 - BH

SALE OF OIL AND GAS ROYALTY.

COMPARED

Know all men by these presents: That Lillian Davis, a single woman of Boynton, for and in consideration of the sum of one hundred dollars (\$100.00) 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 A. R. Skidmore, his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one half 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 Okla, described as follows, to-wit:

The southwest quarter of the southeast quarter
($\frac{1}{4}$) of section nine (9) township sixteen (16)

INTERNAL REVENUE
\$ 500.00

Range fourteen (14) E

Also an undivided one half interest in all my right, title and interest under and by virtue of any oil and gas mining 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 of 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 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 of appertaining, unto the said Lillian Davis, her heirs, successors and assigns, in fee simple forever.

And the said Lillian Davis, for herself, her heirs, successors and personal representatives, does hereby covenant and agree to and with said A. R. Skidmore, his heirs, successors and assigns, that at the delivery of these presents she is lawfully seized in her 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 she has good right to sell and convey the same, and warrant 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 - - - County. In fee of a half 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 A. R. Skidmore, an undivided $\frac{1}{2}$ 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 deal and contract with regard

State of Oklahoma } ss Brady Brown Deputy County Clerk
Tulsa County } on Jan 11 1923
This instrument was filed for record in my office