

part the following described real estate situate in Tulsa County, State of Oklahoma, to-wit:

The southwest quarter of the northeast quarter of the southeast quarter and the northeast quarter of the southeast quarter <sup>the southeast quarter of</sup> section eight, township twenty north, range thirteen east, containing twenty acres, more or less, according to the Government survey thereof,

and warrant the title to the same, subject, however to the retentions, holdings and reservations given above and below.

The parties of the first part, herein, as a part of the consideration in the granting and deeding of the above described premises as above set forth hereby reserves, retain, hold and except forever unto the said Ida B. Anthis, Jessie N. Childers and Hazel McNeely, nee Olentine, their heirs, executors and administrators or assigns the following rights and reservations.

First: An undivided one half interest in and to all of the oil, gas, coal and other minerals, whatsoever, on in and under the said above described premises are held, retained and reserved by the said Ida B. Anthis, Jessie N. Childers and Hazel McNeely nee Olentine, and remain the property of the said Ida B. Anthis, Jessie N. Childers, and Hazel McNeely, nee Olentine, and are in no manner conveyed by this instrument, as well as a joint right with the second party hereto to enter upon the above described premises and operate thereon thereon for the purposes of developing and operating any or all of the rights reserved and retained unto themselves in any practical commercial manner.

Second. The further right retained and reserved and held as the property of the said Ida B. Anthis, Jessie <sup>N.</sup> Childers and Hazel McNeely, nee Olentine, and not conveyed by this instrument is that the said Ida B. Anthis, Jessie N. Childers and Hazel McNeely, nee Olentine, in addition have the joint privilege with the second party hereto of building and maintaining any structures, laying any pipe lines, and doing any commercial thing necessary towards the development of or transporting of any of the products which become a commercial necessity in the operation for oil, gas, coal or minerals, whatsoever, and either or all of them, upon and across the above described real estate, and

Third. That the rights reserved, retained and held include the joint privilege with the second party hereto of ingress and egress, of entering upon and across and occupying the above described premises for the above specified purposes.

Fourth: It is hereby expressly declared that it is the true intent and purpose of this conveyance that there shall be retained, reserved and held by the said Ida B. Anthis, Jessie N. Childers, and Hazel McNeely, nee Olentine, an undivided one half interest in all the mineral and mineral rights in the land first described herein, or that may be found therein and thereon, or thereunder, and the joint right with the second party hereto 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 Ida B. Anthis, Jessie N. Childers, and Hazel McNeely, nee Olentine, were the absolute owner of an undivided one half interest in and to said lands,

The part of the second part assumes and agrees to pay without any process of law whatsoever all of the taxes on the above described premises for the years 1923, and all further years.