

My commission expires 5/27/26.

Filed for record in Tulsa County, Okla. on April 5, 1924, at 1:00 P.M. recorded in book 448, page 463 - Brady Brown, Deputy,

(SEAL) O.G. Weaver, County Clerk.

255107 - BH

ROYALTY DEED.

Know all men by these presents: That L. D. Green, of Tulsa, Okla. for and in consideration of the sum of one and no/100 dollars (\$1.00) receipt of which is hereby acknowledged, have granted, sold, conveyed and set over, and do by these presents grant, bargain, sell, convey and set over to C. O. Buckles, successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided 1/12th interest in all of the oil, gas and other minerals now, or at any time hereafter, lying in or under the following described tract of land. or any part thereof, to-wit:

The southwest quarter (SW $\frac{1}{4}$) of the northwest quarter (NW $\frac{1}{4}$) of section four (4) township nineteen (19) north, and range twelve (12) east, now platted as Vern Heights, Sub-division excepting lot 13, block "B" and lot 14, block "C" and according to the recorded plat thereof,

situated in the County of Tulsa, State of Oklahoma; and also an undivided 1/12th interest being all my right, interest, and estate under and by virtue of any 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 to accrue; and also the perpetual and irrevocable right ^{extracting} ~~privilege~~ and easement of entering upon said lands and searching for, drilling wells/ taking and carrying away all of the oil, gas 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 as 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 easements, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto C. O. Buckles, his successors and personal representatives, does hereby covenant and agree to and with C. O. Buckles, his 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 afore said premises and property; and that she has good right to sell and convey the same, and warrants the same to be free, clear, discharged and unincumbered 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, Oklahoma,

It is hereby expressly declared and whereas the land, particularly described in this conveyance, is understood to be subject to an oil and gas mining lease in favor of as recorded, 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 C. O. Buckles, an 1/12th interest, not only in the oil and gas but also all rents and royalties therein reserved to the lessor, precisely as if C. O. Buckles had been at the date of the making of said lease, the owner in fee of a one-eighth interest in and to the lands described, and himself one of the lessors therein.