

258475 - BH

SALE OF OIL AND GAS ROYALTY.
(Entire Interest)

Know all men by these presents: That Jake Grayson, of Tulsa, Oklahoma, for and in consideration of the sum of one dollar and other good and valuable considerations, at (\$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. E. Dunn, his heirs successors and assigns, all the following property, estate right, title and interest thereon, to-wit:

An entire and undivided interest in all of the oil, ^{coal} gas 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:

The north half of the southwest quarter and the north half of the southeast quarter of section (15) fifteen, township seventeen (17N) range fourteen east (14E) containing 160 acres more or less.

NB. This conveyance is intended to cover an undivided one sixth interest in and to all the Royalty interest of the above ^{described} land, ~~and all~~ entire and

Also an undivided interest in all my rights, title 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 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 as 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 aforesaid estate, property and easements, together with all and singular the rights, privileges and hereditaments thereunder or appertaining, unto the said S. E. Dunn, heirs successors and assigns, in fee simple forever.

And the said Jake Grayson, for himself, his heirs, successors and personal representatives, does hereby covenant and agree to and with said S. E. Dunn, his heirs successors and assigns, that at the delivery of these presents, that he is lawfully seized in his own right of an absolute and undefeasible 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 unincumbered 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.

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 W. A. Wright, 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 S. E. Dunn, and entire and undivided interest, not only in the oil and gas, ^{but} also rents and royalties therein reserved to the lessor, precisely as if said S. E. Dunn has been at the date of the making said lease, the owner in fee of the entire interest in and to the lands described, and himself one of the lessors therein.

And it is hereby ~~expressly~~ ^{further} declared that it is the true intent and purpose of this