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By Brady Brown - Deputy

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

235052-ACM COMPARED SALE OF OIL AND GAS ROYALTY

INTERNAL REVENUE
304

KNOW ALL MEN BY THESE PRESENTS:

That C. A. Lynch, of Tulsa, Oklahoma, for and in consideration of the sum of One and No/100 Dollars, (\$1.00) receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed, and set over and do by these presents grant, bargain, sell, convey and set over unto Wm. S. Cochran his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided 3/8th 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:

The East-half ($E\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the East-half ($E\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) and the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section 22, Township 19 North, Range 10 East, containing 80 acres, more or less.

(The above described land is no part of my homestead and has never been used as such.

Also an undivided 3/8ths interest in all the right, title and estate of original lessor under and by virtue of any oil and gas mining lease, or tother 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 aforegranted estate, property and easement, together with all and singular the rights, privileges and hereditaments thereunder belonging, or appertaining, unto the said Wm. S. Cochran his heirs, successors and assigns, in fee simple forever.

And the said C. A. Lynch, for himself his heirs, successors and personal representatives, does hereby covenant and agree to and with said Wm. S. Cochran 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 Geo. M. McDaniel, 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 Wm. S. Cochran a 3/8ths interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Wm. S. Cochran, had been at the date of making of said lease, the owner