

That whereas, the said party of the first part has reached his majority, that is to say the age of twenty-one (21) years, and has come into possession of a large and valuable estate consisting of both real estate and personal property; and

Whereas, the party of the first part desires to deed all of his said real estate and transfer all of his said personal property to the second party, to be held in trust by the said party of the second part for a term of ten years; and

Whereas, the party of the first part has confidence in the integrity and ability of the party of the second part; and,

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Whereas, the party of the first part desires to employ the party of the second part to receive title to, hold, buy, sell, exchange, transfer and convey his real and personal property for the use as may be hereinafter set forth; and to receive, invest or disburse the receipts, earnings, rents, profits or returns from such trust estate; to carry on and conduct all business that may be necessary for the frugal and profitable management of his estate as designated in this instrument of trust, and generally to do any lawful act in relation to such trust property the same as if the party of the first part might do himself, and to conduct such estate and to manage the same, both real and personal, in whatsoever place it may be located.

And whereas, it is the desire and intention of the party of the first part to deed in trust said real estate hereinafter described, and all of my real estate wheresoever located or situated and to transfer all of my said personal property to the party of second part for a term of ten years, in order that the party of the second part may sell, lease, manage, operate and conserve and invest the proceeds derived from any portion thereof, and the proceeds or rentals, royalties or other profits including the rents from said estate, and to buy and sell real and personal property now on hands or to be acquired in the future, and may sell and conserve the personal property received and invest in other property both real and personal as may seem best for the interest of said estate, and to receive oil and gas royalties, rentals and bonuses, and to sell, transfer, and convey oil and gas leases, and to sell or lease all of the property conveyed by and through this trust agreement and the warranty deeds executed in conjunction with this agreement, and to settle with my guardian and any other persons, firm or corporation, who, or which may be indebted to the party of the first part, and to account to the said party of the first part at stated intervals for his acts and doings, giving to my trustee the power for me and in my name to grant, bargain, sell and convey the property herein specifically described, or any part thereof, and any property which may come in to his hands or may be received in exchange or received under any considerations as a part of my trust estate for such profits and on such terms as to my trustee shall seem proper, and for me and in my name to make, execute, acknowledge and deliver good and sufficient deeds and conveyances or other necessary papers sufficient in form and substance to convey the title to the same, either with or without covenants of warranty, and to do all things with reference to this trust estate which I might do if I were personally executing the same.

And in furtherance of this trust agreement, said party of the first part has this day transferred <sup>by</sup> warranty deeds all of the real <sup>Estate</sup> property which he now owns, and does by this agreement transfer any and all personal property which he may own and wheresoever located; and

Whereas, the party of the second part enters into and undertakes upon his part to take possession of, manage and operate the said estate of the said party of the first part, both real and personal, and to receive therefor as compensation for his services.