

Witness my official seal and signature this 27 day of August A.D.1923.

By C. E. Umphries, Deputy. (Seal)

W. S. Skiles, County Clerk.

Filed for record this 13 day of Aug. 1923, at 9:55 o'clock A.M.

By U. R. Oliver, Deputy.

W. S. Skiles, County Clerk.

Dallas County, Texas.

Filed for record in Tulsa, Tulsa County, Oklahoma, November 28, 1923, at 1:30 o'clock P.M.

and recorded in Book 479, Page 508.

By Brady Brown, Deputy. (Seal)

O. G. Weaver, County Clerk

245574 C.M.J.

SALE OF OIL AND GAS ROYALTY.

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That M. R. Graves of Muskogee, Oklahoma, for and in consideration of the sum of One Dollar and other good and valuable considerations Dollars, (\$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 I. B. Lumpkin his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one-fourth 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 West Half of the Northeast Quarter of the Northwest Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twelve (12) East, and the East Half of the Southeast Quarter and the East Half of the Southwest Quarter of the Southeast Quarter of Section Twenty-four (24), Township Nineteen (19) North, Range Eleven (11) East, containing One Hundred Twenty (120) Acres.

Also an undivided one-half interest in all my right, 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 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 I. B. Lumpkin his heirs, successors and assigns, in fee simple forever.

And the said M. R. Graves, for herself her heirs, successors and personal representatives, does hereby covenant and agree to and with said I. B. Lumpkin his heirs, 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 aforesaid premises and property; that she 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 - - - 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 I. B. Lumpkin a one-fourth interest, not only