

My commission expires July 8, 1926 (SEAL) Lucy Bell Johnston, Notary Public
 Filed for record in Tulsa County, Tulsa Oklahoma, Dec. 6, 1923 at 4:00 o'clock P. M. in
 Book 480, page 565

By Brady Brown, Deputy

(SEAL) O. G. Weaver, County Clerk

246128 C.J.

SALE OF OIL AND GAS ROYALTY

COMPARED

KNOW ALL MEN BY THESE PRESENTS:

That J. B. Walters, nee Prentice of Tulsa, Tulsa County, 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 to said Geraldine P. Rodemich her heirs, successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided One-Third ($\frac{1}{3}$) interest in all of the oil, gas, coal and other minerals now, or at any time hereafter, lying in or under the following tract of land (or any part thereof):

The South Half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Thirty-One (31), Township Twenty-one (21) North, Range Fourteen (14) East, containing (80) eighty more or less in Tulsa County, State of Oklahoma.

situated in the County of Tulsa, State of Oklahoma; and also an undivided One-Third ($\frac{1}{3}$) interest in all my rights, 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, 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; provided, however, that grantor, upon payment to grantee, of ----- of all expenses and cost of producing such minerals, shall thereupon be entitled to ----- of the net profits arising from the sale the sale and disposition thereof.

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 the said Geraldine P. Rodemich her heirs, successors and assigns, in fee simple forever.

And the said J. B. Walters, nee Prentice, for herself her heirs, successors and personal representatives, does hereby covenant and agree to and with said Geraldine P. Rodemich her heirs, successors and assigns, that at the delivery of these presents she was 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 ----- 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 ----- 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 Geraldine P. Rodemich a one-Third ($\frac{1}{3}$) interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor,