

254639 C.M.J.

## ROYALTY CONTRACT.

COMPARED

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KNOW ALL MEN BY THESE PRESENTS:

That Ella May Baughman, a single woman, of Muskogee, Oklahoma, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations 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 W. E. Farley party of the second part, his heirs, successors and assigns, all the following property, estate, right, title and interest therein, to-wit:

Undivided one-half 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:

Northeast Quarter of Section Twenty-five (25), Township Nineteen (19) North, Range Eleven (11) East.

Also undivided one-half 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 purpose 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 W. E. Farley, his heirs, successors and assigns, in fee simple forever.

And the said Ella May Baughman for herself, her heirs, successors and personal representatives, does hereby covenant and agree to and with said W. E. Farley 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, excepting only any valid existing oil and gas leasehold estate now of record.

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 and 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 W. E. Farley all interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said W. E. Farley had been at the date of making said lease, the owners in fee of the lands described, and himself one of the lessors therein.

And it is hereby further expressly declared that it is the true intent and purpose of this conveyance to pass to and vest in the said W. E. Farley, undivided one half interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantor's rights to operate for said minerals and deal and contract with regard thereto, including the leasing thereof, as fully to all intent and purposes as if the said W. E. Farley is the absolute owner of the entire title and estate in said lands.