

Filed for record in Tulsa, Tulsa County, Oklahoma, April 15, 1924, at 2:40 o'clock P.M.
and recorded in Book 483, Page 469.

By Brady Brown, Deputy.

(Seal)

O. G. Weaver, County Clerk.

255843 C.M.J.

ROYALTY DEED.

COMPARED

INTERNAL REVENUE
\$ 10.00
collected

KNOW ALL MEN BY THESE PRESENTS:

That Ross H. Rayburn of Tulsa for and in consideration of the sum of One Dollars (\$1.00), receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell convey and set over to W.C. McBride Incorporated its successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided one-eighth interest in all of the oil, gas and other minerals now, or at any time hereafter, lying in or under the following described tract of land or any part thereof, to-wit:

Northeast quarter of southeast quarter and West half of southeast quarter all in Section Six (6) Township Nineteen (19) North, Range Twelve (12) East. except lots 1 & 2 in Block four Twin cities subdivision as shown on the recorded plat thereof.

situated in the County of Tulsa State of Oklahoma; and also an undivided one eighth interest in all my right, 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, extracting, taking and carrying away all of the oil, gas 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 easements, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining unto W. C. McBride Inc. successors and personal representatives, and first party does hereby covenant and agree to and with W. C. McBride Inc. its successors and assigns, that at the deliver 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 afore-said premises and property; that he has good right to sell and convey the same, and warrants the same to be free, clear, discharged and unincumbered 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 and whereas the land, particularly described in this conveyance, is understood to be (subject to an oil and gas mining lease in favor of Mary O & Co.) 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 W. C. McBride a one eighth interest, not only in the oil and gas but also all rents and royalties therein reserved to the lessor, precisely as if he had been at the date of the making of said lease, the owner in fee of a one-eighth interest in and to 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. C. McBride Inc. an undivided 1/8 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,