

as its vice-President, and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth,

"Witness my hand and official seal the day and year last above written,

My commissions expires June 15- 1926 (seal) Arthur B. Crawford, Notary Public,
Filed for record in Tulsa, Tulsa County, Oklahoma, April 29, 1924 at 2:40 O'clock P.M. and
recorded in Book 484, Page 311.

By Brady Brown Deputy,

(seal)

O. G. Weaver County Clerk,

#256259 EC

SALE OF OIL AND GAS ROYALTY;

COMPARED

KNOW ALL MEN BY THESE PRESENTS;

That P. C. Dean a single man, of Tulsa, Oklahoma for and in consideration of the sum of One and No/100 Dollars (\$1.00) receipt of which is hereby acknowledged has granted, bargained sold, conveyed and set over and does by these presents grant, bargain, sellm convey and set over unto J. R. Owens h2s heirs, successors and assigns all the following property, estate, right title and interest therein, to-wit;

An undivided one-fourth (1/4 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 Southeast Quarter of the Southeast Quarter and the East Half of the Southwest Quarter of the Southeast Quarter of Section 20 Township 21 North, Range 14 East, containing 40 acres more or less,

Also an undivided one-fourth interest in all the right, title and estate, under and by v virtue of an oil and gas mining lease, or other lease, now or hereafter existing upon said p premises, or any part thereof including all rents and royalties accrued, and also the prepetual 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 the oil and gas, coal and other minerals in or under said lands, or that may be found therein, or thereunder, and also the right of possession and use of so much of said premises at all times as may be nessary to the practical ear ring out of the purposes and provisions of this grant,

To have and to Hold, all the aforegranted estae, property and easement, together with all and singular the rights priveleges and hereditaments thereunder belonging or appertaining unto the said J. R. Owens his heirs, successors and assigns, in fee simple for a term of ten (10) years and as long thereafter as oil or gas is produced from the above described premises, And the said P. C. Dean for himself and his heirs, successors and personal representatives, does hereby covenant and agree to and with said J. R. Owens his heirs, successors and assigns, that at the delivery of these presents, he lawfully seized in his own right of an absolute and indefeasable estate of inheritance in fee simple of, in and to all and singular the aforesaid premises and property, that he 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 on 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 J.W. Kuhns, of Tulsa, Oklahoma, 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 J. R. Owens a interest not only in the oil and gas, but also all rents and royalties therein reserved to