

and twenty-four before me. the undersigned a Notary Public, personally appeared A. D. Sanford as the Sheriff of Tulsa County, well known to me to be the same person who is described in and who executed the within and foregoing instrument, and acknowledged to me that he executed the same as sheriff,

In Witness Whereof, I have hereunto set my hand and official seal, at said County the day and year last above written.

My Commission expires Dec- 28- 1925 (seal)

Dolly Boatright, Notary Public.
Tulsa County, State of Oklahoma.

Filed for record in Tulsa. Tulsa County. Oklahoma, June 23- 1924 at 11:25 O'Clock A. M and recorded in Book 484, Page 453.

By Brady Brown Deputy.

(seal)

O. G. Weaver County Clerk,

#261194 AC

SALE OF OIL AND GAS ROYALTY;

COMPARED

KNOW ALL MEN BY THESE PRESENTS;

That P. C. Dean, a single man of Tulsa, Okla. for and in consideration of the sum of One Dollar (\$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 said Geo. H. Bowen his heirs, successors and assigns, all the following property, estate, right title and interest, to-wit;

an undivided 1/16 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 $E\frac{1}{2}$ of $SW\frac{1}{4}$ of $SE\frac{1}{4}$ and $W\frac{1}{2}$ of $SE\frac{1}{4}$ of $SE\frac{1}{4}$ of Sec 20. Township 21 North. Range 14 East, containing 40 acres more or less situated in the County of Tulsa. State of Oklahoma, and also an undivided one sixteenth 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 accruing 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 thereon 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 to the purposes and provisions of this grant; provided however that grantor, upon payment to grantee of 1/16 of all expenses and cost of producing such minerals, shall thereupon be entitled to 1/16 the net profits arising from the sale and disposition thereof.

To Have and to hold, All the aforesaid estate, property and easements, together with all and singular the rights privileges and hereditaments thereunto belonging or appertaining unto the said Geo. H. Bowen his heirs, successors, and assigns in fee simple for a term of 10 years & as long thereafter as oil or gas is produced on the above described lands,

And the said P. C. Dean for himself his, heirs, successors and personal representatives do hereby covenant and agree to and with said Geo. H. Bowen his heirs, successors, and assigns that at the delivery 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 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 unincumbered of and from all former grants, titles charges, judgments, taxes assessments and incumbrances of whatsoever kind and nature except in 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. Ahns