

and purposes therein set forth.

WITNESS my hand and official seal, the day and year last above written.

My commission expires: April 26-1927 (Seal) Mary C. O'Brien, Notary Public

Filed for record in Tulsa, Tulsa County, Oklahoma on April 19, 1924 at 8.30 O'clock A. M. in Book 485 page 242

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

256128 M H

WARRANTY DEED

COMPARED

INTERNAL REVENUE

\$ 7.00

KNOW ALL MEN BY THESE PRESENTS: That we, Ross H. Rayburn and ~~Mayme Rayburn~~ ^{Cancelled} husband and wife, of Tulsa, Oklahoma, as parties of the first part, for and in consideration of the sum of One (\$1.00) Dollar, and other good and valuable considerations, the receipt of which is hereby acknowledged, do, by these presents, grant, bargain, sell and convey unto M. L. Glass of Brooklyn, New York, party of the second part, the following described property and estate, to-wit:

All of our right, title, interest and estate in and to all of the oil and gas lying, being and situate in and under the Southwest Quarter of the Southwest Quarter of Section 5, Township 19 North, Range 12 East, in Tulsa County, Oklahoma, together with the right, at all times, of ingress and egress, by party of the second part, his heirs, or assigns, for the purpose of exploring, mining and drilling said land for said minerals, and of extracting the same, and storing, transporting and marketing the same, together with all other rights, and privileges necessary, incidental and convenient to the economical development and operation of said land, for the production of oil and gas, with the right of removing therefrom all property and improvements, including casing, fixtures, or machinery, placed thereon by the grantee, his successors, or assigns.

TO HAVE AND TO HOLD ALL of the aforesaid estate, property and easements, together with all and singular the rights, privileges and hereditaments thereunto belonging, unto the said party of the second part, his successors, or assigns.

And warrant the title to the same, except, this grant is subject to a mortgage, now of record against said property, and except the rights, privileges and agreements contained in a contract entered into this day by and between the parties hereto, which said contract is executed concurrently with this deed.

It is further understood that the parties of the first part expressly reserve to themselves their heirs and assigns, all of the title to said above described property, save and except the oil and gas and the easements hereinbefore described; and it is further expressly agreed that as soon as the oil and gas has been exhausted from said lands, or in the event that the party of the second part, his heirs, successors, or assigns shall fail for a continuous period of one year to produce oil or gas from said lands, in paying quantities, then and in that event this grant shall terminate and all of the title to the above described property shall revert back to the parties of the first part, their heirs, successors, or assigns; and the party of the second part agrees and binds himself, his heirs, successors, and assigns, that, upon the exhaustion of said oil and gas from said lands, and the failure to produce oil or gas from said lands, and the failure to produce oil or gas therefrom, in paying quantities, for a continuous period of one year, he will quit claim back all of his, or their, right, title and interest in said premises, to the parties of the first part, their heirs, successors, or assigns.

It is further understood and agreed that the acceptance of this deed by party of the second part, is and shall bind the party of the second part, his heirs, successors, or assigns to carry out all of the terms covenants and agreements contained herein.