

seal the day and year first above written.

My commission Expires January 31, 1928 (Seal) Mary W. Morrison, Notary Public.

Filed for record in Tulsa, Tulsa County, Oklahoma on June 27, 1924 at 1.40 oclock P. M. in Book 485 page 428

Brady Brown, Deputy

(Seal)

O. G. Weaver, County Clerk

261682 M H

SALE OF OIL AND GAS ROYALTY

COMPARED

KNOW ALL MEN BY THESE PRESENTS: That J. A. Smith and Eliza Smith, his wife, and C. M. Smith and Ella Smith, his wife of Tulsa County, Oklahoma, for and in consideration of the sum of Twelve Hundred and fifty and no/100 (\$1250.00) Dollars, (\$1250.00) receipt of which is hereby acknowledge, have granted, bargained, sold, conveyed and set over. and do by these presents grant, bargain, sell convey and set over unto John R. Woodard his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

An undivided one-fourth 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 for any part thereof.) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit:

All of Lots Seven (7), Eight (8), Nine (9), Ten (10) and Eleven (11) in Block Number One (1) in Trimble Sub-division, being a part of the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$) of (NW $\frac{1}{4}$) of Section Eight (8), Township Nineteen (19) North, Range Twelve (12) East. 1.50

Also an undivided one-fourth interest in all all right, title and estate, under and by virtue of an 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, diggings, 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 purposes 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 John R. Woodard, his heirs, successors and assigns, in fee simple forever.

And the said J. A. Smith, Eliza Smith, C. M. Smith and Ella Smith for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said John R. Woodard his heirs, successors and assigns, that at the delivery of these presents that they are lawfully seized in 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 they have 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 an oil and gas leasehold estate, herein-after 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 R. H. Hughes and H. F. Worley it is intended that said outstanding lease is fully embraced in the general terms of this conveyance, so as to pass to, and rest in said John R. Woodard a one-fourth interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said John R. Woodard had been at the date of making os said lease the owner in fee of a one-fourth interest in and to the lands described, and himself on of the