

therein set forth.

Witness my hand and official seal the day and year above written.

My Commission expires 3/24/1925

(SEAL) Merritt J. Glass, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Mar 8, 1924 at 2:50 o'clock P. M. in Book 486, page 549

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

252988 Q. J.

SALE OF OIL AND GAS ROYALTY

KNOW ALL MEN BY THESE PRESENTS:

That R. E. Lynch and Grace L. Lynch, his wife, of Tulsa, Oklahoma, for and in consideration of the sum of One Dollar, and other good and valuable considerations paid, (\$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 unto E. P. Harwell, an undivided 3/8, to J. H. McBirney, an undivided one-sixteenth, and to Lon R. Stansbery, an undivided one-sixteenth, and to them and their heirs, successors and assigns being in the aggregate.

An undivided one-half 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:

All of Lot One (1) and the Southeast Quarter of the Northeast Quarter of Section Five (5), in township 19 North, Range 12 east, except therefrom 69/100 acres owned by the M.K. & T. Ry Company, and except one and one-half acres heretofore conveyed to C. L. Reeder;

Also an undivided one-half interest in above proportions to said grantees in all rights under 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 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 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 E. P. Harwell, J. H. McBirney and Lon R. Stansbery, in the proportions aforesaid, and to their heirs, successors and assigns, in fee simple forever.

And the said R. E. Lynch and Grace L. Lynch, for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said E. P. Harwell, J. H. McBirney and Lon R. Stansbery, their heirs, successors and assigns, that at the delivery of these presents, they are lawfully seized in their 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, 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