

the sale and disposition thereof.

COMPARED

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 Jos. Levy & E. B. Stern heirs, successors and assigns in fee simple for a term of 10 years and as long thereafter as oil or gas is produced on above described land.

And the said P. C. Dean, for himself his heirs, successors and personal representatives, does hereby covenant and agree to and with said Jos. Levy & E. B. Stern 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.

487 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 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 Jos. Levy & E. B. Stern a 1/16 interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Jos. Levy & E. B. Stern has been at the date of the making of said lease, the owner in fee of a 1/16 interest in and to the lands described, and himself one of the lessors therein.

And it is hereby further expressly declared that it is the true intent and purpose of this conveyance to pass to and vest in the said 1/16 Jos. Levy & E. B. Stern an undivided 1/16 interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantors rights to operate for said minerals, and deal and contract with regard thereto, including the leasing thereof, as fully and to all intents and purposes as if the said Jos. Levy & E. B. Stern was the absolute owner of the entire title and estate in said lands with right in the grantor to repay 1/16 of all expenses and receive 1/16 of the net profits.

IN WITNESS WHEREOF he has set his hand this 28th day of April 1924.

P. C. Dean

STATE OF OKLAHOMA)
County of Tulsa) SS.

BE IT REMEMBERED, That on this 28th day of April in the year of our Lord One Thousand Nine Hundred and Twenty-four, before me, a Notary Public in and for said County and State personally appeared P. C. Dean to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My commission expires Oct 6, 1925

(SEAL)

M. B. Squire, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Apr 29, 1924 at 4:00 o'clock P. M. in Book 487, page 474

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk