

ledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein set forth, WITNESS my hand and official seal

My commission expires November 24, 1926 (seal)

J. A. Carr Notary Public

Post Office Address, ~~Ward~~, Kansas

Filed for record in Tulsa, Tulsa County, Oklahoma, January 8th, 1925 at 4:15 O'Clock P. M. and recorded in Book 489: Page 636,

By- Brady Brown Deputy

(seal) O. G. Weaver County Clerk

#275889 EO

SALE OF OIL AND GAS ROYALTY;

KNOW ALL MEN BY THESE PRESENTS;

That Hattie L. Bridges and H. E. Bridges, her husband of Red Fork, Oklahoma, for and in consideration of the sum of One and No/100 Dollars. (\$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 U. W. Brewer his heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit;

An undivided 1/8th interest in all of the oil, gas, coal and other minerals now, ~~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;

Southwest Quarter of the Southwest Quarter (SW4 of SW4) of Section 20
Township 19 North Range 12 East,

Also an undivided 1/8th interest in all my 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, privileges 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 ~~said~~ ^{the said} C. W. Brewer his heirs, successors and assigns, in fee simple forever,

And the said Hattie L. Bridges and H. E. Bridges, her ^{husband} for themselves their heirs successors and personal representatives does hereby covenant and agree to and with said U. W. Brewer his 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 has 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 O. B. Oil Company, 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 U. W. Brewer, a 1/8th interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said U. W. Brewer had been at the date of making of said lease, the owner in fee of 1/8th 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 U. W. Brewer an undivided 1/8th interest in all the mineral and mineral rights in the land first described herein, or that at any time

489
COPYED BY
J. A. Carr