

consideration of the sum of two hundred fifty dollars, (\$250.00) receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and set over, and does by these presents, grant, bargain, sell, convey and set over to said J.L. Donohoe, heirs successors and assigns, all the following described property, estate, right, title and interest, to-wit:

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):

The east half of the east half of the northwest quarter of the northeast quarter, and the east half of the west half of the west half of the northwest quarter of the northeast quarter, and the west half of the northwest quarter of the northeast quarter of the northeast quarter and the west half of the east half of the northwest quarter of the northeast quarter of the northeast quarter, and the south half of the northeast quarter, of the northeast quarter, and the north half of the northeast quarter, and the north half of the northeast quarter of the southeast quarter of the northeast quarter, all in section thirteen, township nineteen north range thirteen east

situated in the County of Tulsa, State of Oklahoma, and also an undivided one half interest in all my rights, interest and estate under and by virtue of 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 to accrue,; 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; provided, however, that grantor, upon payment to grantee, of one half of all expenses and cost of producing such minerals, shall thereupon be entitled to one half of the net profits arising from the sale the sale and disposition thereof.

To have and to hold all the aforegranted estate, property and easements, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining unto the said J.L. Donohoe, his heirs, successors and assigns, in fee simple forever.

And the said Mary Grayson, for herself and her heirs successors and personal representatives, does hereby covenant and agree to and with said J.L. Donohoe, his heirs, successors and assigns, that at the delivery of these presents, she is lawfully seized in her own right of an absolute and indefeasible estate of inheritance in fee simple, in and to all and singular the aforesaid premises and property; that she has good right to sell and convey the same, and warrants the same to be clear, free, 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 <sup>clerk</sup> 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 P. B. Lamberton, 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 J.L. Donohoe, a one half interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said J.L. Donohoe, had been at the date of the making of said lease, the owner in fee of a one half interest in and to the lands described, and himself, one of the lessors therein.

Provided, 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 J.L. Donohoe, an undivided one half one half interest in all the mineral <sup>and mineral</sup> rights in the land first described herein, or that at any time may be found therein or thereunder, and all grantors to operate for said minerals.