

County of Tulsa, State of Oklahoma, and also an undivided one quarter 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 accruing 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 maybe necessary to the practical carrying out of the purposes and provisions of this grant, provided, however, that grantor, upon payment to grantee of one quarter of all expense and cost of producing such minerals, shall thereupon be entitled to one quarter of the net profits arising from the sale and disposition thereof.

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 Irma Bartlett, her 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 lands.

And the said P. C. Dean, for himself, his heirs, successors and personal representatives, does hereby covenant and agree to and with said Irma Bartlett, her 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; and unto 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.

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 Irma Bartlett a one quarter interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Irma Bartlett has been at the date of the making of said lease, the owner in fee of a one quarter 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 Irma Bartlett, an undivided one quarter 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 grantor's 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 Irma Bartlett was the absolute owner of the entire title and estate in said lands with right in the grantor to repay one quarter of all expenses and receive one quarter of the net profits.

In witness whereof, I have set my hand this 18th day of April, 1924.

P. C. Dean.

State of Oklahoma)
County of Tulsa) SS

Be it remembered, that on this 18th day of April in the year of our Lord one thousand nine hundred and twentyfour, before me, a Notary Public, in and for said