

263054 C.J.

## SALE OF OIL AND GAS ROYALTY

KNOW ALL MEN BY THESE PRESENTS:

COMPARED

That W. T. Taylor of Tulsa, Oklahoma for and in consideration of the sum of One dollar and other good and valuable considerations (\$1.00), 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 L. M. Middleton her heirs, successors and assigns, all the following property, estate, right, title and interest, to-wit:

All 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);

Northeast quarter of the northeast quarter of section Nineteen (19),

Township Twenty-two North (22), Range Fourteen (14) East,

situated in the County of Tulsa State of Oklahoma; and also all 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 under 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;

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 L. M. Middleton her heirs, successors and assigns, in fee simple forever.

And the said W. T. Taylor, for himself his heirs, successors and personal representatives, does hereby covenant and agree to and with said L. M. Middleton, 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, 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 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 ----- County,

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 L. M. Middleton, her ----- all 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 to all intents and purposes as if the said L. M. Middleton was the absolute owner of the entire title and estate in said lands,

In Witness Whereof, I have set my hand this 17th day of July, 1924.

W. T. Taylor

STATE OF OKLAHOMA )  
 ) SS.  
COUNTY OF TULSA )

Before me, the undersigned, a Notary Public, in and for said County and State on this 17th day of July, 1924 personally appeared W. T. Taylor 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.

Given under my hand and seal the day and year last above written.