

264432 C.J.

COMPARED

OIL AND GAS GRANT
(Inclusive of Royalty)

KNOW ALL MEN BY THESE PRESENTS:

That Winnie Austin, nee Barnes, and Leale Austin, her husband, (hereinafter called the (Grantor--"), of Alsuma, Oklahoma, for and in consideration of One Dollar and other good and valuable considerations, in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Knox M. Rowe, (hereinafter called the "Grantee"), of Broken Arrow, Okla., a full undivided one-half part of all the oil and gas in or under, or which may hereafter be found on or produced from the following described land situate in Tulsa County, State of Oklahoma, to-wit:

The North Half of the Northeast quarter of the Northwest quarter of Section Nineteen (19) , Township Nineteen (19) North, Range Fourteen (14) East, together with the irrevocable right, at all times, of possession and ingress and egress, for the purpose of exploring, mining and drilling said land for said minerals , and of extracting, storing, transporting and marketing the same therefrom, and all other rights, and privileges necessary, incidental, customary or convenient to the economical development and exploration of said land for said minerals, and the right of removing from said land all property and improvements (including casing) placed or erected thereon (as fixtures or otherwise) by Grantee, or his assigns; and warrant the title to the same. (a) RESERVING, however, similar rights to the owners of that portion of said minerals not hereby conveyed; and Provided, that out of all of said minerals produced and saved from said land by any of the owners of such mineral rights, each of the others shall be entitled to receive his or its respective share thereof, or its market value, after deducting from such share its proportionate part of the cost of extracting and caring for the whole.

TO HAVE AND TO HOLD all the above granted property, estate, interests and easements, together with all and singular the rights , privileges, hereditaments and appurtenances thereunto belonging or in any wise appertaining, unto the said Grantee, his heirs , executors, administrators, successors and assigns forever, free, clear and discharged of and from all former grants, taxes, judgments, mortgages and other liens and incumbrances of whatsoever nature, save these hereinafter mentioned; and without any obligation to explore or develop the oil or gas resources of said land

(b) This conveyance is subject to an oil and gas lease on said land, made by Winnie Austin, nee Barnes, and Leale Austin, her husband, as lessor, to Knox M. Rowe, as lessee, dated the 5th day of April, 1924, now held by Knox M. Rowe, and of record in the public records of Tulsa County, State of Oklahoma, in Book 463 at page 231, or any other now existing oil and gas lease on said land; which shall be affected hereby only to this extent, viz: This conveyance is intended, and shall operate, to pass to and vest in the Grantee herein, and his assigns, the right and title to a full undivided One-half part of all the rents, oil and gas royalties, and other benefits, reserved to the lessors in said lease or leases, hereafter accruing or to accrue thereunder from the above described land. But upon and from the expiration or termination, from any cause whatsoever, of the now existing oil and gas lease thereon the Grantee herein, and his assigns shall be deemed the absolute owner, and have the full enjoyment, of the mineral rights above granted.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 2nd day of August, 1924.

Winnie Austin nee Barnes

Leale Austin

STATE OF OKLAHOMA,)

COUNTY OF TUSA.) SS. Before me, the undersigned, a Notary Public, in and for said County and State on this 2nd day of August, 1924, personally appeared Winnie Austin, nee Barnes,