

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 C. W. Wortman his successors and personal representatives, does hereby covenant and agree to and with C. W. Wortman, his 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 unincumbered 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 and whereas the land, particularly described in this conveyance, is understood to be subject to an oil and gas mining lease in favor of Tom S. Hopper 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 C. W. Wortman, a five-sixty-fourths interest, not only in the oil and gas but also all rents and royalties therein reserved to the lessor, precisely as if C. W. Wortman had been at the date of the making of said lease, the owner in fee of a five-sixty-fourths 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 C. W. Wortman an undivided 5/64 interest in all the mineral and mineral rights in the land first described herein, or that at any time may be found therein as 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 C. W. Wortman was the absolute owner of the entire title and estate in said lands.

IN WITNESS WHEREOF, We have set our hands this 15th day of August, 1924.

C. E. Baldwin

STATE OF OKLAHOMA)
County of Tulsa) ss.

BE IT REMEMBERED, That on this 15th day of August, 1924, before me, a Notary Public in and for said County and State, personally appeared C. E. Baldwin and ----- 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.

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year first above written.

My Commission Expires Apr. 13, 1928 (SEAL) Beatrice Hoff, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 15, 1924 at 11:30 o'clock A. M. in Book 494, page 117

By Brady Brown, Deputy (SEAL) O. G. Weaver, County Clerk