

executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

My commission expires March 28, 1927 (SEAL) Arch Wilkins, Notary Public
Filed for record in Tulsa County, Tulsa Oklahoma, Aug 14, 1924 at 1:00 o'clock P. M. in Book 494, page 87

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

265195 C.J. SALE OF OIL AND GAS ROYALTY

KNOW ALL MEN BY THESE PRESENTS:

That Brice E. Hoover and Effie M. Hoover, his wife, first party of-----, for and in consideration of the sum of One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, have granted, bargained, sold, conveyed and set over, and do by these presents grant, bargain, sell, convey and set over unto Gertrude R. Banes, second party, her heirs, successors and assigns all the following property, estate, right, title and interest therein, to-wit:

All interest in all of the oil, gas, coal and other minerals or oil or gas bearing sands and strata together with all fluids therein contained now, or at any time hereafter, lying in or under the following described tract of land (or any part thereof,) situated in the County of Tulsa, State of Oklahoma, described as follows, to-wit: The Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) and one acre square in the Southwest corner of the Northwest Quarter of the Northwest Quarter, all in Section 14, Township 16 North, Range 12 East.

Should Taxes or any assessment general or special remain unpaid for the period of 90 days after due then grantee, heirs, devisees, or assigns may pay them and said sum or sums are due at once but shall bear interest at 10% per annum until paid, and all sums so paid, with interest, shall be secured by a lien on the land above described. Also should any mortgage on said land or interest thereon, mature then second party may pay the same if due and hold such payment as a lien against said land, due at once with 10% interest per annum. Also all interest in all my right, title and estate, under and by virtue of an 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 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 easement, together with all and singular the rights, privileges and hereditaments thereunder belonging or appertaining, unto the said Gertrude R. Banes her heirs, successors and assigns, in fee simple forever.

And the said Brice E. Hoover and Effie M. Hoover, his wife for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said Gertrude R. Banes her heirs, successors and assigns, that at the delivery of these presents, they are lawfully seized in their 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 they 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