

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 that whereas the land, particularly described in this conveyance is understood to be subject to an oil and gas mining lease duly of record 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 Gertrude R. Banes all interest not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said Gertrude R. Banes had been at the date of making of said lease, the owner in fee of all 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 Gertrude R. Banes 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 intent and purposes as if the said Gertrude R. Banes was the absolute owner of the entire title and estate in said lands.

In Witness Whereof we have set our hands this 11th day of August 1924.

Brice Ed. Hoover

Effie M. Hoover

STATE OF OKLAHOMA)
County of Creek) ss.

On this 11th day of August, A. D. 1924, before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Brice E. Hoover and Effie M. Hoover, his wife, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My Commission expires Oct 4, 1925

(SEAL)

Frank Crum, Notary Public

Filed for record in Tulsa County, Tulsa Oklahoma, Aug. 14, 1924 at 1:00 o'clock P. M.
in Book 494, page 89

By Brady Brown, Deputy

(SEAL)

O. G. Weaver, County Clerk

265196 C.J.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT M. C. Phillips and Ruth Phillips (his wife) of the County of Tulsa and State of Oklahoma for and in consideration of the sum of Ten Hundred seventy five DOLLARS in hand paid do hereby grant, bargain, sell, convey and confirm unto H. M. Crouse of the County of Tulsa and State of Oklahoma the following described real estate situated in Tulsa in --- County, and State of Oklahoma to-wit:

Lot Seventeen (17) in Block Forty one (41) in west Tulsa Addition

to the City of Tulsa, Tulsa County, Okla. as per the recorded plat thereof.

TO HAVE AND TO HOLD the premises above described, together with all the tenements, hereditaments and appurtenances thereunto belonging, unto the said H. M. Crouse and to his heirs and assigns forever. And we do hereby covenant with the said Grantee and with his heirs and assigns, that we lawfully seized of said premises; that they are free from encumbrance --- that we have good right and lawful authority to sell the same; and we do hereby covenant to warrant and defend the title to said premises against the lawful claims of all persons whomsoever.

And the said M. C. Phillips and Ruth Phillips hereby relinquishes all ---

COMPARED 1.50