

No. 038—Copyright, 1924, by The Bradford-Robinson Ptg. Co., Mfrs. Robinson's Legal Blanks, Denver.

COLO., WYO., N. MEX.

ROYALTY DEED—OIL AND GAS.

Know all Men by these Presents, That William A. Gully, Administrator of the Estate of Elizabeth Gully, deceased; John T. Gully; Elizabeth E. Gully; James S. Gully; and Mary Frances O'Brien being the only heirs at law of Elizabeth Gully hereinafter called the grantor S. for and in consideration of the sum of ten Dollars,

(\$ 10.00 - - - -), 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 to each of the following named persons, to-wit: Wm. H. Ingersol, Charles Alfred Walter, Arthur Maddocks, and R. R. Bowles

hereinafter called the grantee S. their heirs, successors and assigns, all the following property, estate, right, title and interest, to-wit:

An undivided one-eighth (1/8) - - - - 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):

Northwest quarter (NW 1/4) of Section nineteen (19), Township four (4) South, Range sixty-six (66) West, situated in the county of Arapahoe, and State of Colorado:

(The interest conveyed herein is an undivided one-half interest; subject to MacDeb Drilling Company lease mentioned hereinafter)

situated in the County of Arapahoe and State of Colorado; and also to each of said persons an undivided 1/8 - - - - interest in all the rights, interest and estate under and by virtue of any

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 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 for the practical carrying out of the purposes and provisions of this grant; provided, however, that the grantor upon payment to the grantee of one-half (1/2) of all expenses and cost of producing such minerals, shall thereupon be entitled to one-half (1/2) of the net profits arising from the sale and disposition thereof.

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 grantee S. their heirs, successors and assigns, in fee simple forever.

And the said grantor S. for themselves their heirs, successors and personal representatives, do hereby covenant and agree to and with said grantee S. their heirs, successors and assigns, that at the delivery of these presents they are lawfully seized in their own right of an absolute and indefensible estate of inheritance in fee simple of, in and to all and singular the aforesaid premises and property; that they have 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 and Recorder of Arapahoe - - - - County, Colorado; recorded in Book 305, Page 418, and a first mortgage held by the Federal Land Bank of Wichita, Kansas.

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 in favor of MacDeb Drilling Company it is intended that said outstanding lease is fully embraced in the general terms of this conveyance; so as to pass to and vest each of in said grantee S. a one-eighth (1/8) - - - - interest, not only in the oil and gas, but also all rents and royalties therein reserved to the lessor, precisely as if said grantee S. had been at the date of the making of said lease, the owner in fee of a one-half (1/2) - - - - interest in and to the lands described; and had joined in granting said lease.

And it is hereby further expressly declared, that it is the true intent and purpose of this conveyance to pass to and vest in each of the said grantee S. an undivided one-eighth (1/8) - - - - 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 the rights of the grantor S. 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 grantee S. were the absolute owner S. of the entire title and estate in said lands, with right in the grantor to repay one-half of all expenses and receive one-half of the net profits.

IN WITNESS WHEREOF, the grantor S. have set their hand S. and seal S. this fifth day of February A. D. 1931.

Signed, sealed and delivered in the presence of

Mary Frances O'Brien
Elizabeth E. Gully

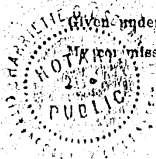
William A. Gully, Administrator (Seal)
John T. Gully (Seal)
James S. Gully (Seal)

(ACKNOWLEDGMENT FOR COLORADO OR WYOMING)

STATE OF Colorado
County of Denver

I, Hannett G. Osborn a Notary Public in and for said County in the State aforesaid, do hereby certify that William A. Gully, John Gully, James C. Gully, Mary Frances Gully, Elizabeth E. Gully personally known to me to be the person whose name are subscribed to the foregoing Deed, appeared before me this day in person and acknowledged that they signed, sealed and believed of their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5th day of February, A. D. 1933
My commission expires June 21 1933



Hannett G. Osborn
Notary Public.

(ACKNOWLEDGMENT FOR NEW MEXICO)

STATE OF NEW MEXICO
County of _____

On this _____ day of _____, 1932, before me personally appeared _____ to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.
WITNESS my hand and notarial seal this _____ day of _____, A. D. 1932.
My commission expires _____

Notary Public.

Royalty Deed—Oil and Gas

William A. Gully, Administrator
Estate of Elizabeth Gully
Under Wadsworth
and others

STATE OF COLORADO
COUNTY OF ARAPAHOE

I hereby certify that this instrument was filed for record in my office this FEB 8 - 1931 day of FEB, A. D. 1931 at 9:30 o'clock P. M. and duly received a Book _____ Page _____

Recorded by Samuel Wadsworth

Fee, \$ 1.00

Wadsworth
1292 Havana St
Durango Colo.

Sec. Twp. R.
(Scale 1/4 inch to mile)

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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