

THE STATE OF TEXAS, }
COUNTY OF BEXAR..... }

KNOW ALL MEN BY THESE PRESENTS:

THAT SANTA CLARA ROYALTY CORPORATION

hereinafter called Grantor,
 of Bexar County, Texas, for and in consideration of the sum of
TEN - c - - - - - Dollars (\$ 10.00) cash in hand paid by
WELLINGTON OIL COMPANY OF DELAWARE

hereinafter called Grantee, the receipt of which is hereby acknowledged, have granted, sold, conveyed, assigned and delivered, and by these presents do grant, sell, convey, assign and deliver unto the said Grantee, an undivided one-fourth interest in and to all of the oil, gas and other minerals in and under, and that may be produced from the following described land situated in Nueces County, Texas, to-wit:

The West one-half (W/2) of the Northwest one-quarter (NW/4) of Section No. One Hundred and Thirty-one (131), containing eighty (80) acres out of the Driscoll Pasture according to Map "C" of the Geo. H. Paul Subdivision of the Driscoll Ranch.

Together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said land for oil, gas and other minerals, and removing the same therefrom.

Said land being now under an oil and gas lease executed in favor of George B. Buescher

, it is understood and agreed that this sale is made subject to the terms of said lease and/or any other valid lease covering same, but covers and includes one-fourth (1/4th) of all of the oil royalty and gas rental or royalty due and to be paid under the terms of said lease, in so far as it covers the above described land.

It is understood and agreed that one-fourth of the money rentals, which may be paid, on the above described land, to extend the term within which a well may be begun under the terms of said lease, is to be paid to the said Grantee; and, in event that the above described lease for any reason becomes canceled or forfeited, then and in that event, Grantee shall own one-fourth of all oil, gas and other minerals in and under said lands, together with a like () interest in all bonuses paid, and all royalties and rentals provided for in future oil, gas and mineral leases covering the above described lands.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee herein, and Grantee's successors, heirs and assigns forever; and Grantor does hereby binds itself, its successors, ~~heirs and assigns~~ ^{and assigns} to warrant and forever defend all and singular the said property unto the said Grantee herein, and Grantee's successors, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof

WITNESS our hands this the 10th day of December

1934

A T T E S T

SANTA CLARA ROYALTY CORPORATION

A. D. Larson, Secretary

By George M. Luhn
 Vice-President

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