

# MID-CONTINENT ENERGY EXCHANGE

## Oil & Gas Asset Auctions



BidEx Lot 1259 Data Packet

## **Lincoln Leased Minerals**

SE/4 Sec 20-17N-4E  
Lincoln County, OK  
10 NMA

***In this Document:***

[Summary](#)

[Maps](#)

[Misc.](#)

[Outgoing Conveyance](#)



## BidEx Lot #1259

<b>Lease Name:</b>	Lincoln OK Leased Minerals
<b>County/State:</b>	Lincoln, OK
<b>Asset Type:</b>	Leased Minerals
<b>Legal Description:</b>	SE/4 Sec 20-17N-4E
<b>Acres:</b>	10 NMA containing 160 acres MOL and an additional undivided 6.30 acres of Grantor's executive rights.
<b>Operator:</b>	Oxford Oil & Gas, Inc.

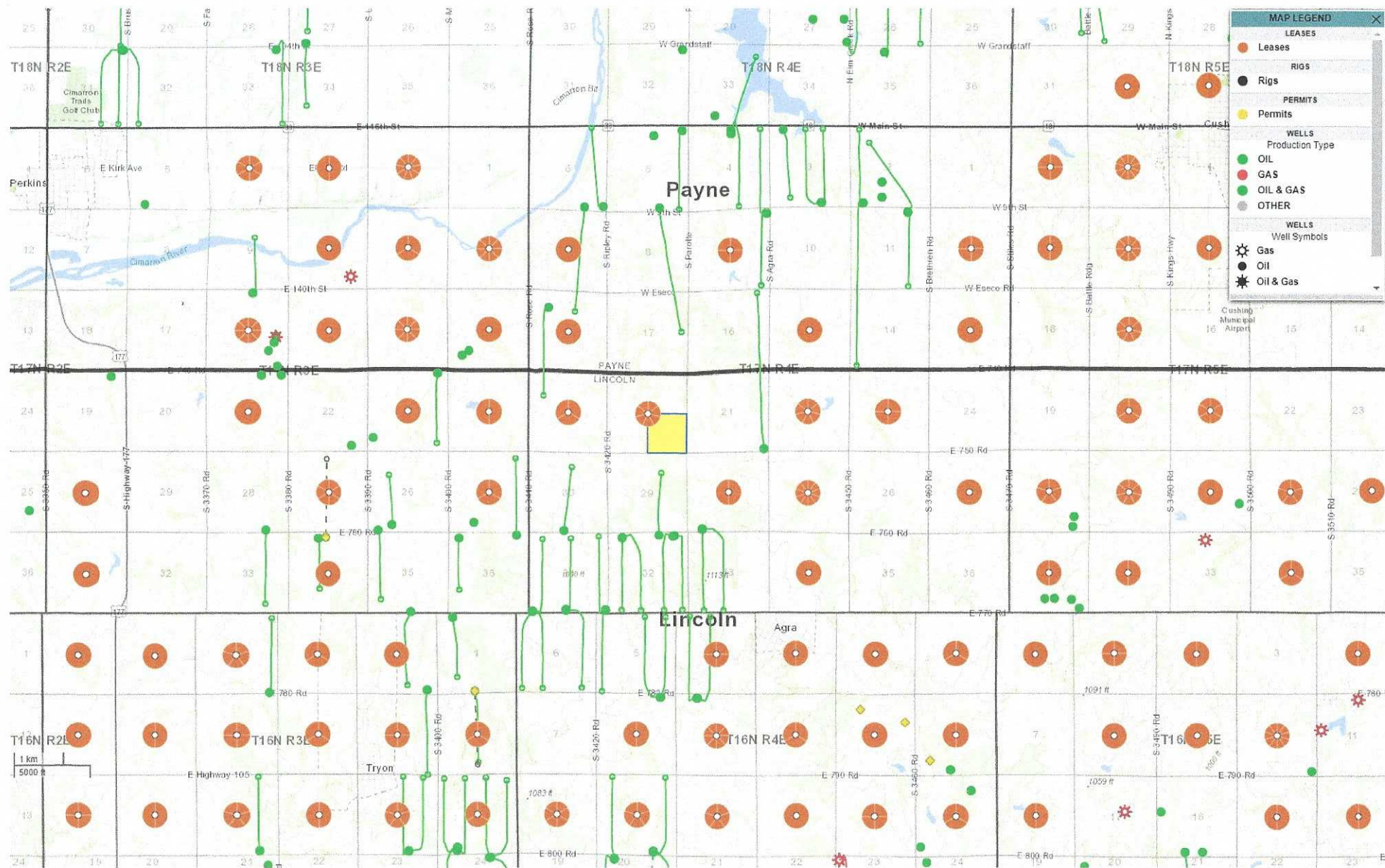
Note: Winning bidder has the option of a second 10 NMA along with 6.30 acres of Grantor's executive rights.

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.



*Maps*







# *Misc. Info*





# OWNERSHIP REPORT

DATE: FEBRUARY 24, 2015 DESCRIPTION: SE/4  
 COUNTY: LINCOLN  
 TOWNSHIP: \_\_\_\_\_  
 TOWNSHIP: 17N RANGE: 4E  
 SECTION: 20

Liber Page	Date of Instrument Date Filed	Kind of Inst.	Grantor, Lessor, Assignor, etc.	Grantee, Lessee, Assignee, etc.	Remarks Termination dates, clauses, mineral reservations, etc.
6 77	11-12-00 8-20-04	P A T.	UNITED STATES	JOHN H. HETHERINGTON	* COPY
9 403	8-5-05 8-21-05	O. G. L.	J. H. HETHERINGTON & ELIZABETH, H&W	P. G. WATSON	* COPY * 10 YEARS * 1/10 ROY.
17 672	7-16-12 11-6-12	O. G. L.		USHER CARSON	* COPY * 1 YEAR * 1/8 ROY.
18 566	7-16-13 10-11-13	O. G. L.		SANFORD FEIAND	* COPY * 14 YEARS * 1/8 ROY.
17 300	7-14-14 7-18-14	O. G. L.		JONES OIL & GAS	* COPY * 1/2 SE/4 * 4 YEARS * 1/8 ROY.
19 537	7-14-14 11-2-14	O. G. L.		SANFORD FEIAND	* COPY * 3/2 SE/4 * 4 YEARS * 1/8 ROY.
34 440	7-22-19 1-23-20	O. G. L.		J. H. GRISWOLD	* COPY * 5 YEARS * 1/8 ROY.
51 612	3-3-24 3-6-24	O. P. R.	ESTATE OF J. H. HETHERINGTON & ELIZABETH HETHERINGTON, DEC.	H. O. HETHERINGTON - 1/5 LULA HARDING - 1/5 J. M. HETHERINGTON - 1/5 O. L. LILLEY - 1/20	* COPY * GRANTEE TITLE, FOR O. L. LILLEY, LENA CORLISS & JESSIE MARKLAND, NOT
				LENA CORLISS - 1/20 JESSIE MARKLAND - 1/20 JOHN LILLEY - 1/20 MATTIE HETHERINGTON - 2/45	CHECKED ANY FURTHER
				ERNEST HETHERINGTON - 1/45 RITA POWELL - 1/45 ELLA DWINEH - 1/45 ROY HETHERINGTON - 1/45	
				JOHN HETHERINGTON - 1/45 PEARL HETHERINGTON - 1/45 RUBY HETHERINGTON - 1/45	
54 151	2-19-24 3-21-24	O. G. L.	JOHN H. LILLEY, A.S.M. LENA CORLISS & A.O., JR., HER HUSBAND O. L. LILLEY & RUTH, H&W	W. MILLER	* COPY * 5 YEARS * 1/8 ROY.
			H. O. HETHERINGTON & BECCIE, H&W LULA HARDING & J. W., HER HUSBAND		
			J. M. HETHERINGTON & EICIE, H&W MATTIE HETHERINGTON, A WIDOW ERNEST HETHERINGTON & MILLIE, H&W		



# OWNERSHIP REPORT

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_  
 TOWNSHIP: \_\_\_\_\_  
 TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_  
 SECTION: \_\_\_\_\_

Liber Page	Date of Instrument Date Filed	Kind of Inst.	Grantor, Lessor, Assignor, etc.	Grantee, Lessee, Assignee, etc.	Remarks Termination dates, clauses, mineral reservations, etc.
			AITA POWELL & A.W., HER HUSBAND EIRA DWINEH & C.H., HER HUSBAND		
53 68	9-22-24 10-8-24	O. G. L.	PEARL HETHERINGTON, A.S.P.	W. MILLER	* COPY * 5 YEARS * 1/8 ROY.
67 591	3-25-26 3-27-26	O. P. R.	ESTATE OF H.O. HETHERINGTON, DEC.	REBECAH C. HETHERINGTON - 1/2 MARSHAL HETHERINGTON - 1/4 LULA HARDING - 1/4	* COPY
68 541	1-31-27 2-2-27	W. D.	REBECAH C. HETHERINGTON, A WIDOW	L.D. GAUNT	* COPY * GUARANTEE TITLE NOT CHECKED ANY FURTHER
90 363	4-28-30 6-11-30	O. G. L.	LULA HARDING & J.W., HER HUSBAND J.M. HETHERINGTON & EICIE, H&W	RAMSEY PETROLEUM CORPORATION	* COPY * 5 YEARS * 1/8 ROY.
			MATTIE HETHERINGTON, A.S.P. PEARL HETHERINGTON, A.S.P. ERNEST HETHERINGTON & MILLIE, H&W		
			AITA POWELL & A.W., HER HUSBAND EIRA DWINEH & C.H., HER HUSBAND		
			JOHN H. LILLEY & MARY B., H&W LENNA COALISS & R.O., HER HUSBAND		
			JESSIE O. MARKLAND & RUSSELL, HER HUSBAND O.L. LILLEY, A.S.P.		
89 331	6-12-30 6-26-30	O. G. L.	MATTIE HETHERINGTON, GUARDIAN, ESTATE OF ROY HETHERINGTON & JOHN HETHERINGTON, MINORS	RAMSEY PETROLEUM CORPORATION	* COPY * 5 YEARS * 1/8 ROY.
89 333	6-12-30 6-26-30	O. G. L.	MATTIE HETHERINGTON, GUARDIAN, ESTATE OF RUBY HETHERINGTON, MINOR	↓	↓
80 239	10-13-33 10-14-33	W. D.	JOHN LILLEY & MARY B., H&W	CUSHING ROYALTY CORPORATION	* COPY * GUARANTEE TITLE NOT CHECKED ANY FURTHER
97 547	3-5-41 10-2-41	W. D.	ROY HETHERINGTON & RUTH, H&W JOHN HETHERINGTON & LUCILLE, H&W	T.C. FOSTER	* COPY * RES, 1/4 P.P.P.I. * GRANTOR TITLE, EXCEPT FOR EICIE TERRY & HAYDEN, HER HUSBAND, NOT CHECKED ANY FURTHER
			AITA M. POWELL & ATWOOD, HER HUSBAND EICIE TERRY & HAYDEN, HER HUSBAND		



# OWNERSHIP REPORT

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

COUNTY: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

SECTION: \_\_\_\_\_

Liber Page	Date of Instrument Date Filed	Kind of Inst.	Grantor, Lessor, Assignor, etc.	Grantee, Lessee, Assignee, etc.	Remarks Termination dates, clauses, mineral reservations, etc.
			PEARRI MOSS & T.E., her husband ERNEST R. HETHERINGTON & MILLIE, H:W		
			ELLA DWINEH & C.H., her husband RUBY WINGFIELD & C.E.O., her husband		
			LUIA HARDING, A widow MATTIE HETHERINGTON, A widow		
97 585	11-8-40 10-29-41	Q. C. D.	CLARENCE O. HETHERINGTON & LUDGE, H:W EIVIN H. HETHERINGTON & VIOLET, H:W	ELSIE TERRY, F/K/A ELSIE HETHERINGTON	* COPY * PURSUANT TO AFTER ACQUIRED TITLE RE: 97-547, GRANTEE'S INT. WAS CONVEYED TO T.C. FOSTER
			MARY TRACY, F/K/A MARY HETHERINGTON & HERMAN, her husband		
97 586	10-29-41 10-29-41	Q. C. D.	ELSIE TERRY & HAYDEN, her husband	T.C. FOSTER	* COPY * GRANTOR TITLE NOT CHECKED ANY FURTHER
110 188	1-7-42 1-15-42	O. A. R.	ESTATE OF JIM. HETHERINGTON, F/K/A MARSHALL HETHERINGTON, DEC.	ELSIE TERRY, F/K/A ELSIE HETHERINGTON - 1/3 CLARENCE HETHERINGTON - 2/9 EIVIN HETHERINGTON - 2/9 MARY TRACY - 2/9	* COPY * NOTE: PURSUANT TO AFTER ACQUIRED TITLE RE: 97-547, ELSIE TERRY'S INT. WAS CONVEYED TO T.C. FOSTER * NOTE: O.P.R. STATED 38.00 ACRES. SHOULD OF STATED 40.00 ACRES
104 60	3-30-42 4-3-42	M. D. (U)	T.C. FOSTER & BETTY JEAN, H:W	CLARENCE O. HETHERINGTON EIVIN H. HETHERINGTON MARY TRACY ELSIE TERRY	* COPY * 8.00 ACRES N.P.R.I * GRANTEE TITLE NOT CHECKED ANY FURTHER
136 352	4-3-44 9-6-44	O. G. L.	R.W. HETHERINGTON & RUTH, H:W JOHN HETHERINGTON & LUCILLE, H:W	CHARLES F. FOSTER	* COPY * 5 YEARS * 1/8 ROY.
			PIITA M. POWELL & ATWOOD W., her husband ELSIE TERRY & HAYDEN, her husband		
			PEARRI MOSS & T.E., her husband ELLA DWINEH & C.H., her husband		
			RUBY WINGFIELD & C.E.O., her husband MARY HETHERINGTON & E.P., her husband		
			T.C. FOSTER & BETTY JEAN, H:W MATTIE HETHERINGTON, A widow		
110 286	9-13-45 9-15-45	W. D.	T.C. FOSTER & BETTY JEAN, H:W	EMIL F. VOIGT & HELEN M., H:W (J.T.)	* COPY * INCLUDING 1/2 O.G.M. & ALL OF GRANTORS EXECUTIVE RIGHTS * GRANTOR TITLE NOT CHECKED ANY FURTHER



# OWNERSHIP REPORT

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

COUNTY: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

SECTION: \_\_\_\_\_

Liber Page	Date of Instrument Date Filed	Kind of Inst.	Grantor, Lessor, Assignor, etc.	Grantee, Lessee, Assignee, etc.	Remarks Termination dates, clauses, mineral reservations, etc.
300 23	6-20-56 7-25-56	W. D.	EMIL F. VOIGT, A/K/A E.F. VOIGT & HELEN M., H&W	GENE THOMPSON & MATTIE LEE, H&W (J.T.)	* COPY
344 249	3-26-57 3-26-57	O R D E R	LINCOLN COUNTY DISTRICT COURT	↓	* COPY * EXC. 13/40 O.G.M. & 7/40 N.P.R.I. * SUBJECT TO 1/4 N.P.R.I. FOR 15 YEARS FROM 6-21-56 * QUIET TITLE
458 282	10-9-62 11-14-62	W. D.	GENE THOMPSON & MATTIE LEE, H&W	DON W. MOSS & MARY NEAL, H&W (J.T.)	* COPY
626 727	12-4-74 12-13-74	O. G. L.	DON W. MOSS & MARY NEAL, J.T.	THE WIL-MC OIL CORP.	* COPY * 3 YEARS * 1/8 ROY.
688 59	11-17-77 1-13-78	O. G. L.	DON W. MOSS & MARY NEAL, H&W	↓	* COPY * 2 YEARS * 1/8 ROY.
690 414	2-15-78 2-16-78	W. D.		MICHAEL JOHN COOPER & NANCY RUTH, H&W (J.T.)	* COPY * W/1/4 SE/4 * EXC. 3/4 O.G.M. * CONVEYS 1/4 O.G.M. * GRANTEE TITLE NOT CHECKED ANY FURTHER
694 329	4-10-78 4-10-78	W. D.		RICHARD ALEN NELSON	* COPY * W/1/4 SE/4 SE/4 * EXC. 3/4 O.G.M. * CONVEYS 1/4 O.G.M. * GRANTEE TITLE NOT CHECKED ANY FURTHER
694 331	4-10-78 4-10-78	W. D.		CHRIS TUCKETT	* COPY * NE/4 SE/4 * EXC. 3/4 O.G.M. * CONVEYS 1/4 O.G.M. * GRANTEE TITLE NOT CHECKED ANY FURTHER
901 605	3-27-81 3-28-83	O. G. L.	↓	DEASON RESOURCES, INC.	* COPY * 3 YEARS * 1/8 ROY
2110 495	6-10-14 6-16-14	A F F.	LARRY DON MOSS	_____	* COPY * AFFIANT IS SOLE & ONLY HEIR OF DONALD WINFRED MOSS & MARY NEAL MOSS, BOTH DEC.
2110 564	5-16-14 6-16-14	O. G. L.	LARRY DON MOSS, N.M.S.	UNIVERSAL LAND SERVICES, LLC	* COPY * 3 YEARS * 1/8 ROY. * 3 YEAR EXT. OPTION & ORIGINAL BONUS
2143 1	4-29-07 1-9-15	D. C.	DONALD WINFRED MOSS	_____	* COPY
2143 3	1-4-13 1-9-15	D. C.	MARY NEAL MOSS	_____	↓
2143 5	12-30-14 1-9-15	M. D. (U)	LARRY DON MOSS, ASIM, INDIVIDUALLY AS SOLE & ONLY HEIR OF DONALD WINFRED MOSS & MARY NEAL MOSS, BOTH DECEASED & ALSO AS SUCCESSOR TRUSTEE OF THE MOSS FAMILY TRUST (TRUST ATTACHED)	RETRO PROPERTIES LLC	* COPY * 100% OF GRANTORS INT. (45.00 MINERAL ACRES 28.00 ADDITIONAL ACRES OF EXECUTIVE RIGHTS)



## OWNERSHIP REPORT

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

COUNTY: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_

TOWNSHIP: \_\_\_\_\_ RANGE: \_\_\_\_\_

SECTION: \_\_\_\_\_

[illegible]





**OIL AND GAS LEASE**  
(PAID-UP)

THIS AGREEMENT, Made and entered into this 4<sup>th</sup> day of **February, 2021**, by and between **Petro Properties LLC**, a Florida Limited Liability Company, 940 Cape Marco Drive #1701, Marco Island, FL 34145, hereinafter called Lessor and **Oxford Oil & Gas, Inc.**, 1811 Bering Drive, Houston, TX 77057 hereinafter called Lessee.

WITNESSETH, That Lessor, for and in consideration of ten and more dollars, the receipt of which is hereby acknowledged, and the covenants and agreements of Lessee hereinafter contained, does hereby grant, lease and let exclusively unto Lessee, for the sole and only purpose of exploring by geophysical and other methods, drilling, mining, operating for and producing oil (including but not limited to distillate and condensate), gas (including casinghead gas and helium and all other constituents), and for laying pipe lines, building tanks, power stations and structures thereon, to produce, save and take care of said products, all that certain tract of land, together with any reversionary rights, after-acquired interests, easements, rights-of-way, land underlying alleys, streets, roads, riparian rights and submerged land along and/or underlying rivers, lakes or other bodies of water located in the County of **Lincoln**, State of **Oklahoma**, described as:

**TOWN 17 NORTH – RANGE 4 EAST**

**SECTION 20: E/2; N/2 NW/4**

containing 400 acres, more or less. It is agreed that this lease shall remain in force for a term of **three (3) years** from the date of this lease (herein called primary term) and so long thereafter as oil or gas, or either of them, is produced from said land by Lessee.

Notwithstanding anything herein to the contrary, Lessor's royalty, under the terms of this lease, shall be computed without any deduction or charge for any cost or expense whatsoever except severance tax.

Notwithstanding anything herein to the contrary, Lessee shall release, at the end of the primary term of this lease or the extension thereof (a) All land not included in an authorized unit upon which oil and/or gas is being produced in paying quantities or operations are being conducted, and (b) All formations below the base of the deepest formation producing oil and/or gas in paying quantities.

1. The royalties to be paid by Lessee are: (a) on oil and other liquid hydrocarbons, **three-sixteenths (3/16ths)** of that produced and saved from said land, the same to be delivered to the credit of Lessor into tank reservoirs or into the pipeline to which the wells may be connected. (b) on gas and the constituents thereof produced from said land and sold or used off the premises or in the manufacture of products therefrom, the market value at the well of **three-sixteenths (3/16ths)** of the product sold or used. On product sold at the well, the royalty shall be **three-sixteenths (3/16ths)** of the net proceeds realized from such sale. All royalties paid on gas sold or used off the premises or in the manufacture of products therefrom will be paid after deducting from such royalty, Lessor's proportionate amount of all post-production costs, including but not limited to gross severance tax, gathering and transportation costs from the wellhead to the point of sale, treating, compression, and processing. On product sold at the well, the royalty shall be **three-sixteenths (3/16ths)** of the net proceeds realized from such sale, after deducting from such royalty Lessor's proportionate amount of all of the above post-production costs and expenses, if any.

2. If a well capable of producing oil and/or gas in paying quantities is completed on the above-described land or acreage pooled herewith and is shut-in, this lease shall continue in effect for a period of one year from the date such well is shut-in. Lessee or any assignee may thereafter, pay or tender to Lessor a shut-in royalty payment, in the amount of \$50.00 per acre, on or before one year from the date such well is shut-in and, if such payment or tender is made, this lease shall continue in effect for a further period of one year. In like manner and upon like payments or tenders annually made on or before each anniversary of the shut-in date of such well this lease shall continue in effect for successive periods of twelve (12) months each. Notwithstanding anything herein to the contrary, the shut-in period, under the terms of this lease, shall not exceed two (2) consecutive years in length.

3. If the Lessee shall commence to drill a well or commence reworking operations on an existing well within the term of this lease or any extension thereof, or on acreage pooled therewith, the Lessee shall have the right to drill such well to completion or complete reworking operations with reasonable diligence and dispatch, and if oil or gas, or either of them be found, this lease shall continue and be in force with like effect as if such well had been completed within the term of years first mentioned.

*AB*

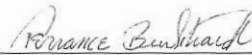
4. Lessee is hereby granted the right at any time and from time to time to unitize the leased premises or any portion or portions thereof, as to all strata or any stratum or strata, with any other lands as to all strata or any stratum or strata, for the production primarily of oil or primarily of gas with or without distillate. However, no unit for the production primarily of oil shall embrace more than 40 acres, or for the production primarily of gas with or without distillate more than 640 acres; provided that if any governmental regulation shall prescribe a spacing pattern for the development of the field or allocate a producing allowable based on acreage per well, then any such unit may embrace as much additional acreage as may be so prescribed or as may be used in such allocation of allowable. Operations upon and production from the unit shall be treated as if such operations were upon or such production were from the leased premises whether or not the well or wells are located thereon. The entire acreage within a unit shall be treated for all purposes as if it were covered by and included in this lease except that the royalty on production from the unit shall be as below provided, and except that in calculating the amount of any shut-in royalty payment, only the part of the acreage originally leased and then actually embraced by this lease shall be counted. In respect to production from the unit, Lessee shall pay Lessor, in lieu of other royalties thereon, only such proportion of the royalties stipulated herein as the amount of his acreage placed in the unit, or his royalty interest therein on an acreage basis bears to the total acreage in the unit.
5. If Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid to Lessor only in the proportion which his interest bears to the whole and undivided fee.
6. Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for its operations thereon, except water from wells of Lessor.
7. When requested by Lessor, Lessee shall bury his pipelines below plow depth.
8. No well shall be drilled nearer than 200 feet to the house or barn now on said premises, without the written consent of Lessor.
9. Lessee shall pay for all damages caused by its operations to growing crops on said land.
10. Lessee shall have the right at any time to remove all machinery and fixtures placed on said premises, including the right to draw and remove casing.
11. If the estate of either party hereto is assigned, and the privilege of assigning in whole or in part is expressly allowed, the covenants and agreements hereof shall extend to their heirs, executors, administrators, successors or assigns. However, no change or division in ownership of the land or royalties shall enlarge the obligations or diminish the rights of Lessee. No change in the ownership of the land or royalties shall be binding on Lessee until Lessee has received written notice of such change and recorded copies of the documents that have been properly filed for record that are necessary to establish the validity of such change. No assignment, sale or otherwise of this lease by Lessee shall be valid until a recorded copy thereof has been furnished to Lessor.
12. All express or implied covenants of this lease shall be subject to all Federal and State Laws, Executive Orders, Rules and Regulations, and this lease shall not be terminated, in whole or in part, nor Lessee held liable in damages, for failure to comply therewith, if compliance is prevented by, or such failure is the result of any such Law, Order, Rule or Regulation.
13. Lessee may at any time and from time to time surrender this lease as to any part or parts of the leased premises by placing a release of record in the proper County and furnishing a recorded copy thereof to Lessor.
14. Lessor agrees that Lessee shall have the right at any time to pay any mortgage, tax or other liens on the above described land and be subrogated to the rights of the holder thereof.
15. Lessee agrees to indemnify and hold harmless Lessor of and from any and all claims, demands, losses, causes of action, damage, lawsuits, judgments, including attorneys' fees and costs, arising out of or relating to any and all operations conducted pursuant to this lease. If any action at law or in equity is necessary by Lessor to enforce or interpret the terms of this lease and/or Order for Payment, Lessee shall pay to Lessor, Lessor's reasonable and actual attorneys' fees and costs in addition to any other relief to which Lessor may be entitled.
16. All written notices and/or payments permitted or required by this lease to be given Lessor and Lessee herein shall be at their respective addresses listed hereinabove, shall be sent by overnight delivery service or by United States Certified mail, postage prepaid, return receipt requested, and shall identify this lease by date, parties, description and recording data; provided that either party may change such notice address by giving written notice to the other party specifying the new address.
17. This lease may, at Lessee's option, be extended for an additional primary term of two (2) years commencing on the date that this lease would have expired but for the extension. Lessee may exercise its option by paying or tendering to Lessor an extension payment of \$900.00 per net acre. If Lessee exercises this option, the primary term of this lease shall be considered to be continuous, commencing on the date of this lease and continuing from that date to the end of the extended primary term. Lessee must exercise this option on or before February 4, 2024.



Executed as of the day and year first above written.

LESSOR:

PETRO PROPERTIES LLC

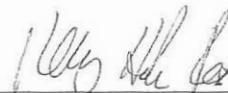


By: Terrance Burkhardt  
Its: Manager

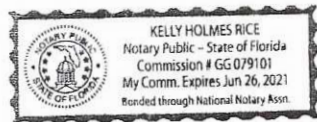
STATE OF FLORIDA     )  
                                  ) ss  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 4th day of February, 2021, by Terrance Burkhardt, Manager of Petro Properties LLC

My Commission expires:



Kelly Holmes Rice  
Notary Public  
Collier County, Florida



After recording return to: Oxford Oil & Gas, Inc., 1811 Bering Drive, Houston, TX 77057



# ***Conveyance Document***

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.



## MINERAL DEED

### Know All Men by These Presents:

That **PETRO PROPERTIES LLC**, a Florida Limited Liability Company of 940 Cape Marco Drive #1701, Marco Island, Florida 34145 ("Grantor"), for the sum of Ten (\$10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, does hereby bargain, sell, assign, transfer, grant, convey and deliver to:

("Grantee"), an undivided 10.00 Net Mineral Acres of Grantor's fully participating right, title and interest in and to all oil, gas and other minerals in and under and that may be produced from land located in the County of Lincoln, State of Oklahoma, described as:

TOWN 17 NORTH – RANGE 4 EAST

SECTION 20: SE/4

Containing 160.00 acres, more or less, together with all rights inherent therein.

This conveyance also includes an additional undivided 6.30 acres of Grantor's executive rights.

This conveyance is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that Grantee shall have and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the date hereof, precisely as if Grantee had been at the date of the making of said lease the owner of a similar undivided interest in and to the above-described land and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted.

To have and to hold the above-described property, together with all and singular rights, privileges, and appurtenances thereto in any wise belonging unto Grantee, and Grantees heirs, successors and assign forever.

Dated this 2nd day of May 2023

PETRO PROPERTIES LLC

By: Terrance Burkhardt  
Its: Manager

STATE OF FLORIDA    )  
                                  ) SS  
COUNTY OF COLLIER )

The foregoing instrument was acknowledged before me this 2nd day of May 2023, by Terrance Burkhardt, Manager of Petro Properties LLC

My Commission expires:

Kelly Holmes Rice  
Notary Public  
Collier County, Florida