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.

STATE OF OKLAHOMA }
} KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF STEPHENS }

MINERAL DEED

That [redacted] _hereinafter called Grantor (whether one of more) whose address is [redacted], for and in consideration of the sum of Ten Dollars and No/100 ($10.00) and other good and valuable consideration, cash in hand paid by **XXXXXXXXX XXXXXXXXXXXX**, hereinafter called Grantee, the receipt of which is hereby acknowledged, does hereby grant, sell, convey, assign, set over and deliver unto the said Grantee, an undivided interest of Grantor's right, title and interest in and to all oil, gas, and other minerals, together with any and all royalties, in and under and that may be produced from or that cover or pertain to, the following lands situated in the County of **Stephens,** State of **Oklahoma,** to wit (the "Lands"):

Township 02 North, Range 05 West:

Section 30: E/2 SW/4 SW/4, SE/4 SW/4, E/2 NE/4 SW/4 & W/2 SE/4

****It is the specific intent of the Grantor to convey 1.25 net mineral acres in and to Section 30-02N-05W Stephens County, Oklahoma, whether described correctly or not****

For the same consideration, Grantor also grants, sells, conveys, assigns, and transfers to Grantee, its successors and assigns, by this conveyance (i) the rights of ingress, egress, and possession at all times to mine, drill, and explore the Lands for oil, gas, and other minerals, and to produce, store, dehydrate, compress, treat, process, transport, market, and remove them from the Lands, and to exercise all other rights lawfully belonging to the oil, gas, and mineral estate; (ii) all right, title and interest in each valid and subsisting oil, gas, and/or other mineral lease (the "Lease", whether one or more) evidenced in the public records of the above-named county, insofar as it covers the above described Lands (and this conveyance is made subject to each such Lease, insofar as it covers the Lands), together with all royalties, overriding royalties, shut-in royalties, delay rentals paid to extend the term within which operations may be conducted on the Lands, and other rights and interests under each such Lease, insofar as it covers the above described Lands; (iii) all royalties, overriding royalties, revenues, payments, production payments, bonuses, delay rentals, accounts, suspended funds, refunds, interest on overdue payments and other things of value due, payable or owed by any lessee, operator, purchaser of production, seller of production, or other person or entity, with respect to any oil, gas, and or other minerals produced from, or attributable to, the above described Lands after the date of this conveyance and (iv) any and all claims or causes of action of Grantor for any of the foregoing.

Grantor agrees to execute such further instruments as may be reasonably requested or required to allow Grantee full use and enjoyment of the interest conveyed by this Deed and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment any mortgage, taxes, or liens on the Lands upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

This sale is made subject to any rights now existing to any lessees or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties, and other benefits which may hereafter accrue under the terms of said lease insofar as it covers the Lands, precisely as if Grantee herein had been at the date of the making of said lease the owner of a similar undivided interests in and to the Lands and Grantee one of the lessors therein.

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TO HAVE AND TO HOLD the above-described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein their heirs, successors, personal representatives, administrators, executors, and assigns forever. Grantor does not hereby warrant said title and is further made without warranty of title, expressed or implied, as to any of the Oil, Gas and Minerals, except by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, this instrument is executed as of the date of the respective acknowledgments below, but for all purposes effective as of June 1, 2023.

GRANTOR: [redacted]

_____

[redacted]

STATE OF _____ §
§
COUNTY OF _____ §

Before me, the undersigned Notary Public, in and for said County and State of the __ day of _____, 2023, personally appeared [redacted] known to be the identical person who subscribed the name of the maker therefore to the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act for the uses and purposes therein set forth.

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

_____ _____
My Commission Expires Notary

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