

# MID-CONTINENT ENERGY EXCHANGE

## Oil & Gas Asset Auctions



Lot 1493 Data Packet

**Sec 16-2N-1W**  
**1 NMA**

Open Minerals in  
Garvin County, OK



# Summary

## BidEx Lot #1493

**Lease Name:** Garvin Open Minerals 16-2N-1W

**County/State:** Garvin, OK

**Asset Type:** Open Minerals

**Legal Description:** E/2 NE/4, SW/4 NE/4, W/2 NW/4 NE/4, E/2 NW/4 NE/4, E/2 E/2 NW/4 Sec 16-2N-1W

**Acres:** 1 NMA

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.



# *Misc. Info*





I-2023-001040 Book 2519 Pg 205  
 03/10/2023 11:25am Pg 0205-0207  
 Fee: \$22.00 Doc: \$2.25  
 Jymay McLeod - Roger Mills County Clerk  
 State of OK

## MINERAL DEED

### KNOW ALL MEN BY THESE PRESENTS:

That [REDACTED] hereinafter called GRANTOR, for and in consideration of the sum of TEN & MORE dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto [REDACTED] a married man dealing in his sole and separate property, of [REDACTED] hereinafter called GRANTEE, ALL of GRANTOR's right, title and interest in and to all of the oil, gas and other minerals, whether oil, gas, condensate, or hard mineral related, royalty, overriding royalty, interest in leasehold, full executive rights, or any other rights incident of mineral ownership whatsoever, in and under and that may be produced from the following described lands in Exhibit "A," in ROGER MILLS COUNTY, STATE OF OKLAHOMA AND GARVIN COUNTY, STATE OF OKLAHOMA, to-wit:

### SEE EXHIBIT "A," ATTACHED HERETO

(It is GRANTOR'S intent to convey all of its interest owned as of the Effective Date, in and to all those sections of land shown on Exhibit "A", whether the descriptions shown are correct or not.)

together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of GRANTOR'S property and improvements, including all royalties, overriding royalties, revenues, payments, production payments, bonuses, including any bonus due under force pooling pursuant to the Oklahoma Corporation Commission, delay rentals, accounts, suspended funds, refunds, interest on overdue payments and any and all sums of money, suspended runs or accounts of any type or character, due, payable or owing to the GRANTOR by parties by reason of any such prior production, and other things of value due, payable or owed by any lessee, operator, purchaser of production, seller of production, or any other person or entity, with respect to any oil, gas, and other minerals produced from, or attributable to, the above described lands before or after the date of the conveyance and any and all claims or causes of action Grantor for any of the foregoing.

This sale 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 said GRANTEE shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the GRANTEE herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described 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 and likewise agrees that GRANTEE herein shall have the right at any time to redeem for said GRANTOR by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by GRANTOR, and be subrogated to the rights of the holder thereof.

**TO HAVE AND TO HOLD** The above described property and easement with all and singular the rights, privileges, and appurtenances hereunto or in any way belonging to the said GRANTEE herein its heirs, successors,, personal representatives, administrators, executors, and assigns forever, and GRANTOR does hereby warrant said title to GRANTEE its heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said GRANTEE herein its heirs, successors, executors, personal representatives, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

VIEW ADDITIONAL LAND RECORDS

OKCOUNTYRECORDS.COM

I-2023-003159 Book 2436 Pg. 355  
 05/01/2023 1:50 pm Pg 0355-0357  
 Fee: \$22.00 Doc: \$0.75  
 Lori Fulks - Garvin County Clerk  
 State of Oklahoma





It is the intent of Grantor to convey unto Grantee's all of Grantor's right, title, and interest in and to any royalty interest, including Overriding Royalty Interests, mineral interest, leasehold, and working interests owned in Roger Mills County, Oklahoma and Garvin County, Oklahoma.

Grantor agrees to execute any supplemental or corrective instrument requested by Grantee for a more complete or accurate description of said lands or as a title curative matter as determined by Grantee. GRANTOR generally warrants title by through and under to the interests herein conveyed.

IN WITNESS WHEREOF, this instrument is executed effective as to runs of oil and deliveries of gas, and for all other purposes, as of February 1, 2023.

WITNESS my hand this 23<sup>rd</sup> day of FEBRUARY, 2023, but effective the 1<sup>st</sup> day of February, 2023

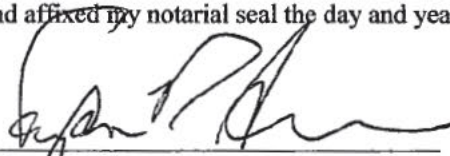
STATE OF WA )  
 ) ss.  
COUNTY OF King )

Individual Acknowledgment

Before me, the undersigned, a Notary Public, in and for said County and State, on this 23<sup>rd</sup> day of February, 2023, personally appeared [REDACTED] to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that she/he executed the same as their free and voluntary act and deed and for the purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires: 4.14.26

  
Notary Public



**EXHIBIT "A"**

Attached to and made a part of that certain Mineral Deed dated 3/23/23 by and between [REDACTED]  
as Grantor and [REDACTED] as Grantee, covering lands in Roger Mills County, Oklahoma and Garvin County, OK.

It is the intent of GRANTOR to convey all right, title and interest owned as of the Effective Date and all of Grantor's future interest and after acquired title, located in the sections listed on this deed, in and to all of the oil, gas and other minerals together with any and all royalties, non-participating royalties, overriding royalties, and working interests described herein, regardless of any error or omission in the legal description listed below, located in Roger Mills County, Oklahoma, and Garvin County, Oklahoma, and including for identification but not limited to the following:

**Legal Description**

**Roger Mills County, Oklahoma**

All undivided right, title and interest in and to the oil, gas, and other minerals lying in and under and that may be produced from the East Half (E/2) of Section Thirty-Two (32), Township Fourteen (14) North, Range Twenty-One (21), Roger Mills County, Oklahoma.

**Garvin County, Oklahoma**

All undivided right, title and interest in and to the oil, gas, and other minerals lying in and under and that may be produced from the East Half of the Northeast Quarter (E/2 NE/4), Southwest Quarter of the Northeast Quarter (SW/4 NE/4), West Half of the Northwest Quarter of the Northeast Quarter (W/2 NW/4 NE/4), East Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) and the East Half of the East Half of the Northwest Quarter (E/2 E/2 NW/4) of Section Sixteen (16), Township Two (2) North, Range One (1) W.I.M., Garvin County, Oklahoma;

**End of EXHIBIT "A"**

When recorded return to:



**VIEW ADDITIONAL LAND RECORDS AT**

**OKCOUNTYRECORDS.COM**



# ***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, [REDACTED], a married person dealing in his sole and separate property, of [REDACTED], [REDACTED], hereinafter called GRANTOR, for and in consideration of the sum of TEN & MORE dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto

---

hereinafter called GRANTEE, an undivided **1 net mineral acre** of GRANTOR's right, title and interest in and to 1 net mineral acre of the oil, gas and other minerals in and under and that may be produced from the described lands in Exhibit "A," in GARVIN COUNTY, STATE OF OKLAHOMA, to-wit:

### **SEE EXHIBIT "A," ATTACHED HERETO**

**(It is GRANTOR'S intent to ONLY convey an undivided 1 net mineral acre of its interest owned as of the Effective Date, in and to those sections of land shown on Exhibit "A")**

together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of GRANTEE's property and improvements.

This sale 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 said GRANTEE shall have, receive, and enjoy the herein granted specific undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the GRANTEE herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described 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 and likewise agrees that GRANTEE herein shall have the right at any time to redeem for said GRANTOR by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by GRANTOR, and be subrogated to the rights of the holder thereof.

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.



WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

**Individual Acknowledgment**

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_, to me known to be the identical person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed and for the purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**Notary Public**

**EXHIBIT "A"**

Attached to and made a part of that certain Mineral Deed dated \_\_\_\_\_ by and between \_\_\_\_\_, as Grantor, and \_\_\_\_\_, as Grantee, covering lands in Garvin County, Oklahoma and effective as of September 1, 2023.

County	Legal Description	Net Mineral Acres
Garvin	An undivided 1 net acre mineral interest in and to all of the oil, gas, and other minerals lying in and under that may be produced from the East Half of the Northeast Quarter (E/2 NE/4), Southwest Quarter of the Northeast Quarter (SW/4 NE/4), West Half of the Northwest Quarter of the Northeast Quarter (W/2 NW/4 NE/4), East Half of the Northwest Quarter of the Northeast Quarter (E/2 NW/4 NE/4) and the East Half of the East Half of the Northwest Quarter (E/2 E/2 NW/4) of Section Sixteen (16), Township Two North (2N), Range One West (1W) I.M., Garvin County, Oklahoma.	1.00

(It is the specific intent of this document and the Grantor to **ONLY** convey an undivided **(1.00)** net mineral acre in the aforementioned section to the Grantee)

**End of EXHIBIT "A"**