

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



BidEx Lot 5419 Data Package

Las Animas, CO Open Minerals

Multiple S-T-R
20.12 NMA

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[Outgoing Conveyance](#)



Summary

BidEx Lot #5419

Lease Name:	Las Animas, CO Open Minerals
County/State:	Las Animas, CO
Asset Type:	Open Minerals
Legal Description:	See Exhibit A of conveyance
Net Mineral Acres:	20.12 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.



202000754142
Filed for Record in LAS ANIMAS, CO
Patricia M. Vigil, COUNTY RECORDER
8/31/2020 12:13 PM
MINRL DEED \$33.00
Doc Fees \$0.43
Book 1165 Page(s) 1293-1297

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER AND/OR YOUR DRIVER'S LICENCE NUMBER


OIL, GAS AND MINERAL DEED

THE STATE OF COLORADO

THE COUNTY OF LAS ANIMAS

KNOW ALL MEN BY THESE PRESENTS:

THAT, FREESTAR ENERGY GROUP LLC, a Texas Limited Liability Company, whose address is P.O. Box 835402, Richardson, TX 75083, hereinafter called "Grantors," for and in consideration of the sum of Ten and No/100 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 1/10th (10%) of the of all of grantors' rights, titles, interests in and to all of the oil, gas and other minerals in and under, and that may be produced from and saved from the interest in the Property owned by Grantor as of January 1, 2020, acquired by Grantor by virtue of that certain Oil, Gas and Mineral Deed from Gerald D. Luke to Freestar Energy Group LLC, dated effective July 3rd, 2019 and recorded in Book 1180, Page 1180 of the public records of Las Animas County, Colorado; and that certain Oil, Gas and Mineral Deed from John R. Luke to Freestar Energy Group LLC, dated effective July 3rd, 2019 and recorded in Book 1157, Page 1175 of the public records of Las Animas County, Colorado and further described in the following tracts of land (the "Lands"), together with the right of ingress and egress for the purpose of entering, developing, and producing the same, situated in Las Animas County, Colorado, to wit:

The Lands are described in the Exhibit "A" attached hereto.

Containing a gross 10,860 acres, more or less, together with the right to make use of the surface and subsurface of the Premises and the rights of ingress, egress and regress at all times for the purpose of mining, drilling, producing, exploring and developing Oil, Gas and other Mineral Rights; including the right to conduct geophysical and other exploratory tests (including core drilling and seismic testing) said lands (either vertically, horizontally, or directionally) for Oil, Gas and other minerals and storing, handling, transporting and marketing the same on the Premises and therefrom, and the right to lease or to otherwise arrange for the production of them from the Premises by others as GRANTEE may, in its sole and absolute discretion, determine to be appropriate.

The Lands, whether properly described herein or not, are the same tracts of land described in that certain Personal Representative's Deed of Distribution, as admitted in the District Court of Las Animas County, Colorado on July 10, 2013 (Case #13PR30025) from the Estate of Howard W. Luke, Deceased.

This instrument is made subject to any effective oil and gas lease of record affecting the Lands. 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 accrue under the terms of the said lease insofar as it covers the Lands, as if the Grantee herein had been at the date of the making of said lease the owner of the same undivided interest in and to the Lands and one of the lessors therein.

TO HAVE AND TO HOLD the interest in the mineral estate pertaining to the Lands herein conveyed, together with all and singular the rights and appurtenances thereto or in any wise belonging, unto the Grantee, its successors and assigns, FOREVER; and Grantors do hereby bind themselves, and their respective heirs, devisees and assigns, to WARRANT AND FOREVER DEFEND all and singular title to the interest in the mineral estate pertaining to the Lands herein conveyed unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand this 30th day of July, 2020

Grantor:

Freestar Energy Group LLC,
A Texas Limited Liability Company

Its: Managing Member

THE STATE OF TEXAS

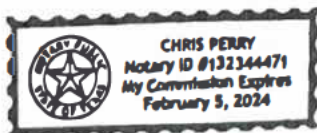
COUNTY OF DALLAS

This instrument was acknowledged before me on the 10th day of February, 2020 by [REDACTED]
[REDACTED] a Texas Limited Liability Company, who, being duly sworn in and to the laws,
executed the foregoing instrument, for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

07-05-2024



Signature/Notary Public

Chris Perry
Name/Notary Public (print)

EXHIBIT "A"

ALL THOSE lots, pieces or parcels of land situate, lying and being in the County of Las Animas and State of Colorado, bounded and described as follows:

Legal	Section	Township South	Range West
S2SW	15	26	62
NWSW	15	26	62
S2	19	26	62
NE4	19	26	62
E2	20	26	62
N2NW	22	26	62
NESW	22	26	62
S2NW	27	26	62
NENW	27	26	62
W2NE	23	28	55
E2NW	23	28	55
E2SW	6	29	52
NWSE	6	29	52
SWNE	6	29	52
SE4	21	29	52
S2NE	21	29	52
SW4	22	29	52
W2SE	22	29	52
NESE	22	29	52
S2NE	22	29	52
SE4	22	29	52
SWSW	25	29	52
S2	26	29	52
S2NE	26	29	52
S2NW	34	29	52
NENW	34	29	52
NWNE	34	29	52
NWNW	35	29	52
E2SW	4	29	53
SWSE	4	29	53
NENW	9	29	53
NWNE	9	29	53
SE4	12	29	53
W2NW	13	29	53
SE4	13	29	53

NWSW	13	29	53
W2W2	25	29	53
SENW	25	29	53
NESW	25	29	53
SW4	25	29	54
SWNW	25	29	54
NWNW	36	29	54
ALL	27	29	52
NWSW	30	30	51
NESE	25	30	52
S2SE	25	30	52
W2NE	31	30	51
N2SE	31	30	51
SWNW	4	30	52
SENE	5	30	52
N2SE	5	30	52
W2	35	30	52
S2SE	35	30	52
NESE	35	30	52
S2SW	1	30	53
N2NE	3	30	53
SENE	3	30	53
NENW	3	30	53
E2SW	2	30	54
SESW	6	30	54
SWSE	6	30	54
S2	31	30	54
NWNW	11	30	52
E2	34	30	52
E2	1	30	54
S2SW	5	31	51
W2NW	5	31	51
NENE	6	31	51
W2E2	8	31	51
E2NW	8	31	51
NESW	8	31	51
NESE	17	31	51
W2E2	2	31	52
SENE	2	31	52
NESE	2	31	52
S2	10	31	52

ALL	9	31	52
S2	11	31	52
S2N2	11	31	52
NWNE	11	31	52
NW4	14	31	52
NW4	15	31	52
SW4	18	31	52
W2NW	19	31	52
N2SW	19	31	52
NE4	15	31	52
S2N2	8	31	52
S2	8	31	52
E2	17	31	52
S2	34	31	55
SW4	29	32	52
SWNW	29	32	52
SWNE	31	32	52
N2SE	31	32	52
NWSW	32	32	52
W2NW	32	32	52
NENW	32	32	52

Containing approximately 20.12 net mineral acres, more or less, out of a gross 10,860 acres as further described in deed dated September 4th, 2014 and recorded in Book 1119, Page 1974 located in the Las Animas public records.



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

hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten and 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 Grantees, all of our right, title and interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated in **Las Animas County, State of Colorado**, to-wit:

The Lands are Described in the Exhibit "A" attached hereto.

It is the intent of the sellers to convey 20.12 NMA.

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 Grantees 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 Grantee herein had been, at the date of the making of said lease. the owner of this undivided interest in and to the land described and Grantees 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 and easement with all and singular the rights, privileges and appurtenances thereunto or in any wise belonging to the said Grantees herein, their heirs, successors, personal representatives, administrators, executors and assigns forever, and Grantor does hereby warrant said title to Grantees their heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said Grantees herein their heirs, successors, executors, personal representatives and assigns against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS my hand this 16th Day of August, 2024.

[REDACTED]

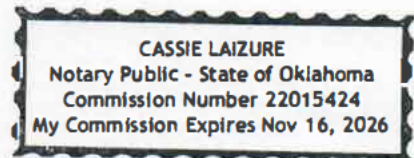
State of Oklahoma)
)
County of Creek)

Before me, the undersigned, a Notary Public in and for said County and State on this 16 day of August, 2024, personally appeared [REDACTED] to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

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

My commission expires: Nov 16, 2026

My Notary Public License Number: 22015424



Notary Public [Signature] date: 8/16/24

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S2NW	27	26	62
NENW	27	26	62
W2NE	23	28	55
E2NW	23	28	55
E2SW	6	29	52
NWSE	6	29	52
SWNE	6	29	52
SE4	21	29	52
S2NE	21	29	52
SW4	22	29	52
W2SE	22	29	52
NESE	22	29	52
S2NE	22	29	52
SENW	22	29	52
SWSW	25	29	52
S2	26	29	52
S2NE	26	29	52
S2NW	34	29	52
NENW	34	29	52
NWNE	34	29	52
NWNW	35	29	52
E2SW	4	29	53
SWSE	4	29	53
NENW	9	29	53
NWNE	9	29	53
SE4	12	29	53
W2NW	13	29	53
SENW	13	29	53

NWSW	13	29	53
W2W2	25	29	53
SENW	25	29	53
NESW	25	29	53
SW4	25	29	54
SWNW	25	29	54
NWNW	36	29	54
ALL	27	29	52
NWSW	30	30	51
NESE	25	30	52
S2SE	25	30	52
W2NE	31	30	51
N2SE	31	30	51
SWNW	4	30	52
SENE	5	30	52
N2SE	5	30	52
W2	35	30	52
S2SE	35	30	52
NESE	35	30	52
S2SW	1	30	53
N2NE	3	30	53
SENE	3	30	53
NENW	3	30	53
E2SW	2	30	54
SESW	6	30	54
SWSE	6	30	54
S2	31	30	54
NWNW	11	30	52
E2	34	30	52
E2	1	30	54
S2SW	5	31	51
W2NW	5	31	51
NENE	6	31	51
W2E2	8	31	51
E2NW	8	31	51
NESW	8	31	51
NESE	17	31	51
W2E2	2	31	52
SENE	2	31	52
NESE	2	31	52
S2	10	31	52

ALL	9	31	52
S2	11	31	52
S2N2	11	31	52
NWNE	11	31	52
NW4	14	31	52
NW4	15	31	52
SW4	18	31	52
W2NW	19	31	52
N2SW	19	31	52
NE4	15	31	52
S2N2	8	31	52
S2	8	31	52
E2	17	31	52
S2	34	31	55
SW4	29	32	52
SWNW	29	32	52
SWNE	31	32	52
N2SE	31	32	52
NWSW	32	32	52
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