

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 5444 Data Packet

Sellens Heirs #1

Royalty Interest in
Russell County, KS

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Summary

BidEx Lot #5444

Lease Name:	Sellens Heirs #1
County/State:	Russell, KS
Asset Type:	Royalty Interest
Legal Description:	SW/4 Sec 29-15S-13W
API:	15-167-23442
Decimal Interest:	0.00694440
Net Monthly Income:	\$165.39
Operator:	Popp Operating, Inc.
Purchaser:	MV Purchasing, LLC, c/o Iberia Management Systems, Inc.

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.



Income and Expenses

Summary

36 months income info

Net Income: \$5,954.19

Per Month: \$165.39

SELLENS HEIRS #1 OIL & GAS ROYALTY INTEREST INCOME HISTORY								
2016	2017	2018	2019	2020	2021	2022	2023	YTD 2024
\$ 1,349.20	\$ 1,377.76	\$ 1,865.31	\$ 1,509.35	\$ 836.81	\$ 1,670.80	\$ 2,331.88	\$ 1,753.65	\$ 1,087.29

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

709586

One hundred sixty-six dollars and 73 cents

DATE	AMOUNT
07/22/2024	\$**166.73*

Pay to the
Order of

11/10 AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Pri cePer	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
06/2024	OIL	\$/BBL:74.42	320.06 /2.22	Oil Sale - s:	23,820.46	165.42
	Roy NRI:	0.00694440		Net Income:	23,820.46	165.42
Property: (14268) Schartz A County: RUSSELL, KS						
06/2024	OIL	\$/BBL:75.03	161.10 /0.02	Oil Sales:	12,086.53	1.31
	Roy NRI:	0.00010857		Net Income:	12,086.53	1.31

For Inquiries about your account, please call 713-629-4490. If you are not currently set up for ACH/Direct Deposit, please visit our website at www.iberiamansys.com or email us at royaltyrelations@iberiamansys.com to obtain an authorization form.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	709586	Check Totals:		166.73			166.73
	07/22/2024	2024 Totals:		1,100.57	7.93		1,092.64

posted 7/23/24

4/11

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

705592

One hundred seventy dollars and 34 cents

DATE	AMOUNT
06/20/2024	\$**170.34*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

NT10001839

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
05/2024	OIL	\$/BBL:74.21	330.55 /2.30	Oil Sales:	24,528.79	170.34
	Roy NRI:	0.00694440		Net Income:	24,528.79	170.34

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Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	705592	Check Totals:		170.34			170.34
	06/20/2024	2024 Totals:		933.84	7.93		925.91

Posted 6/28/24

AX/1

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

701597

One hundred seventy-six dollars and 55 cents

DATE	AMOUNT
05/20/2024	\$**176.55*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
04/2024	OIL	\$/BBL:80.20	328.52 / 2.28	Oil Sales:	26,347.31	182.97
	Roy NRI:	0.00694440		Oil Production Tax-KSST:	1,140.84-	7.93-
				Net Income:	25,206.47	175.04
Property: (14268) Schartz A County: RUSSELL, KS						
04/2024	OIL	\$/BBL:80.80	171.68 / 0.02	Oil Sales:	13,871.74	1.51
	Roy NRI:	0.00010857		Net Income:	13,871.74	1.51

For Inquiries about your account, please call 713-629-4490. If you are not currently set up for ACH/Direct Deposit, please visit our website at www.iberiamansys.com or email us at royaltyrelations@iberiamansys.com to obtain an authorization form.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	701597	Check Totals:		184.48	7.93		176.55
	05/20/2024	2024 Totals:		763.50	7.93		755.57

posted 5/24/24

271

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

697473

One hundred seventy-eight dollars and 79 cents

DATE	AMOUNT
04/19/2024	\$**178.79*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Price Per	Volume/Share	Description	Pro Port	Y Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS							
03/2024	OIL	\$/BBL: 76.22	337.18 / 2.35	Oil Sales:		25,746.47	178.79
	Roy NRI:	0.00694440		Net Income:		25,746.47	178.79

For Inquiries about your account, please call 713-629-4490. If you are not currently set up for ACH/Direct Deposit, please visit our website at www.iberiamansys.com or email us at royaltyrelations@iberiamansys.com to obtain an authorization form.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	697473	Check Totals:		178.79			178.79
	04/19/2024	2024 Totals:		579.02			579.02

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MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

693652

Eighty-eight dollars and 32 cents

DATE	AMOUNT
03/20/2024	\$**88.32*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
02/2024	OIL	\$/BBL:72.22	173.60 /1.21	Oil Sales:	12,537.22	87.06
	Roy NRI:	0.00694440		Net Income:	12,537.22	87.06
Property: (14268) Schartz A County: RUSSELL, KS						
02/2024	OIL	\$/BBL:72.82	158.95 /0.02	Oil Sales:	11,574.58	1.26
	Roy NRI:	0.00010857		Net Income:	11,574.58	1.26

For Inquiries about your account, please call 713-629-4490. If you are not currently set up for ACH/Direct Deposit, please visit our website at www.iberiamansys.com or email us at royaltyrelations@iberiamansys.com to obtain an authorization form.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	693652	Check Totals:		88.32			88.32
	03/20/2024	2024 Totals:		400.23			400.23

Posted 3/25/24

4711

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

690187

Two hundred thirty-three dollars and 4 cents

DATE	AMOUNT
02/20/2024	\$**233.04*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
01/2024	OIL	\$/BBL:69.56	479.79 /3.33	Oil Sales:	33,374.68	231.77
		Roy NRI: 0.00694440		Net Income:	33,374.68	231.77
Property: (14268) Schartz A County: RUSSELL, KS						
01/2024	OIL	\$/BBL:70.16	167.01 /0.02	Oil Sales:	11,717.64	1.27
		Roy NRI: 0.00010857		Net Income:	11,717.64	1.27

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Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	690187	Check Totals:		233.04			233.04
	02/20/2024	2024 Totals:		311.91			311.91

posted 2/24/24

471

MV Purchasing, LLC
c/o Iberia Management Systems, Inc.
4888 Loop Central Drive, Suite 505
Houston, TX 77081
(713) 629-4490

Bank of America

70-2328/719

686575

Seventy-eight dollars and 87 cents

DATE	AMOUNT
01/19/2024	\$**78.87*

Pay to the
Order of

VOID AFTER 90 DAYS

From: MV Purchasing, LLC

Prd Date	Prod	Price Per	Volume/Share	Description	Property Amt	Your Share
Property: (1839) Sellens Heirs #1 County: RUSSELL, KS						
12/2023	OIL	\$/BBL:67.90	167.26 /1.16	Oil Sales:	11,356.95	78.87
	Roy NRI:	0.00694440		Net Income:	11,356.95	78.87

For Inquiries about your account, please call 713-629-4490. If you are not currently set up for ACH/Direct Deposit, please visit our website at www.iberiamansys.com or email us at royaltyrelations@iberiamansys.com to obtain an authorization form.

Owner#:	Check#/Date	Gross Revenue:	Working	Royalty	Deductions	Withholding	Pmt Amount
6821	686575	Check Totals:		78.87			78.87
	01/19/2024	2024 Totals:		78.87			78.87

MI0001839
Posted 1/29/24

4/11



Production





SELLENS HEIRS 1 138649

Lease #: 138649

Lease and Production Information

State	County	Operator			
KS	RUSSELL	POPP OPERATING, INC.			
Location	Meridan	Quarter Call	Formation	Horizontal	Production Months
29-15S-13W	6th (west -96.28)			No	201
			Oil		Gas
First Prod Date			2007-08-01		
Last Sale			2024-04-01		
Daily Rate			11.11		
MoM Change			-9		
YoY Change			190		
Cumulative			81898		

Production Snapshot

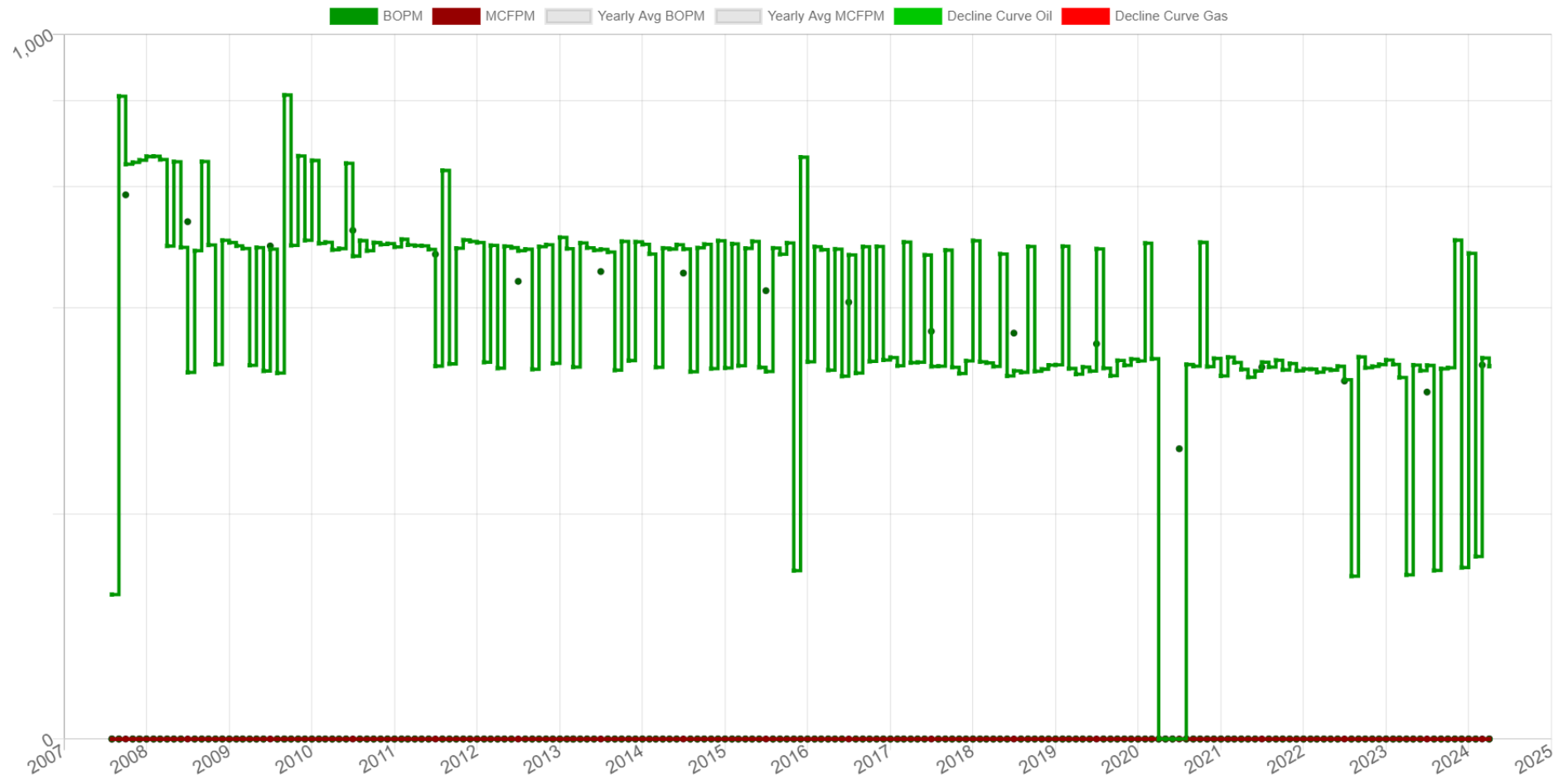
Month	BOPM	MCFPM
05-2023	330	
06-2023	324	
07-2023	329	
08-2023	166	
09-2023	326	
10-2023	327	
11-2023	501	
12-2023	167	
01-2024	480	
02-2024	174	
03-2024	338	
04-2024	329	
Average	316	

Annual Averages

Year	Avg BOPM	Avg MCFPM
2020	249	
2021	328	
2022	313	
2023	301	
2024	330	



SELLENS HEIRS 1 138649 - Production Plot





SELLENS HEIRS 1 138649

Associated Wells

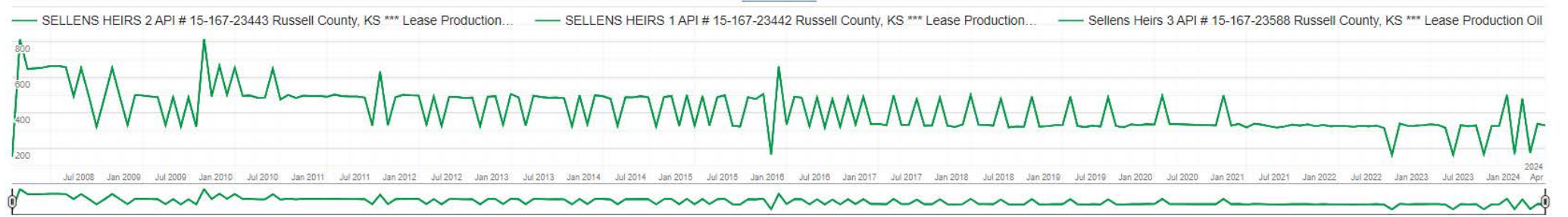
Total Well Count: 3

Well Name			API		Operator		Type	Status
SELLENS HEIRS 1			15167234420000		POPP OPERATING, INC.		Oil	Producing
Location		Spot	Foot-NS	Foot-EW	Foot-ref	Zone		
29-15S-13W		SW SW SW	494	-4973	SE	ARBUCKLE		
Spud		Completion		First Production				
2007-07-17		2007-08-06						
Elevation	MD	TV-TD	Cmpl-Top	Cmpl-Btm	PBTD	Drill-Dir	Lateral	
1859 KB		3390						

Well Name			API		Operator		Type	Status
SELLENS HEIRS 2			15167234430000		POPP OPERATING, INC.		Oil	Producing
Location		Spot	Foot-NS	Foot-EW	Foot-ref	Zone		
29-15S-13W		SE SE SW	351	-3153	SE	ARBUCKLE		
Spud		Completion		First Production				
2007-07-23		2007-08-10						
Elevation	MD	TV-TD	Cmpl-Top	Cmpl-Btm	PBTD	Drill-Dir	Lateral	
1900 KB		3390						

Well Name			API		Operator			Type	Status
SELLENS HEIRS 3			15167235880000		POPP OPERATING, INC.			Oil	Producing
Location		Spot	Foot-NS		Foot-EW		Foot-ref	Zone	
29-15S-13W		S2 NW SE SW	859		-3664		SE	ARBUCKLE	
Spud			Completion			First Production			
2009-08-12			2009-08-26						
Elevation		MD	TV-TD	Cmpl-Top	Cmpl-Btm	PBTD	Drill-Dir	Lateral	
1901 KB			3390						

Production Graph of Search Results





Misc. Info



MV PURCHASING LLC
DIVISION ORDER

TO: MV PURCHASING LLC
Attn: Division Orders
1 Greenway Plaza, Ste 700
Houston, Texas 77046

REvised 11/17/2015
DATE: SEPTEMBER 14, 2015
LEASE NO.: 1839, ET AL
PROP NAME: SELLENS HEIRS #1, ET AL

The undersigned warrants and guarantees to MV PURCHASING LLC ("MVP") that the undersigned has the legal right to sell, deliver, convey and transfer all of the "Oil", which as used herein is hereby declared to include all liquids hydrocarbons which are produced from the well(s), lease(s) and/or unit(s) described below:

Legal Description of the Lease(s)/Unit(s):

LEASE NO. 1839 – SELLENS HEIRS #1: SW/4 SECTION 29, T15S, R13W
LEASE NO. 14268 – SCHARTZ A: NE/4 SECTION 5, T15S, R12W
RUSSELL CO, KS

This Division Order shall be effective commencing with DATE OF LAST SETTLEMENT production and thereafter until you are furnished with an instrument in writing evidencing a change in the ownership.

Party Entitled To Receive Payment

SEE ATTACHED EXHIBIT "A"

FORMERLY CREDITED TO BERTHA E SELLENS, OWNER #6818

By execution hereof, the undersigned certifies and warrants he/she/it is lawfully entitled to receive proceeds from production from the above well. MV PURCHASING LLC is hereby relieved of any responsibility for erroneous payment.

Division Order Provisions

1. MVP shall pay the undersigned for the Oil delivered hereunder on a monthly basis, by check mailed to the undersigned at the address listed above, less any taxes which MVP is required by law to deduct and pay. Should the proceeds accruing to the undersigned for any month be less than \$50.00, MVP may, at its sole option, retain such proceeds without interest until the first regular payment date when the accumulated proceeds total more than \$50.00, provided that, regardless of the total, payment of the accumulated amounts shall be made once each calendar year.
2. MVP is authorized for its own account to receive such Oil into its possession or to deliver same to any party designated by it, the quality of Oil so received from this lease and/or unit shall be determined by generally accepted industry standards allowing for adjustments which may be necessary. Further, MVP may, at its sole option, refuse to receive any Oil not considered merchantable.
3. Proceeds shall be paid to the undersigned, as provided, with such payments being less any taxes required to be withheld as first purchaser and any trucking, hauling, or handling charges which may be incurred.
4. The undersigned hereby relieves MVP of any responsibility for determining when the undersigned's right to receive payment shall decrease, terminate, or otherwise change. The undersigned agrees to promptly notify MVP in writing of any such change, and no transfer of any right to receive payment hereunder shall be binding on MVP until MVP receives, at the address shown above, (i) a certified copy of the original recorded instrument or a transcript of proceedings which satisfactorily evidences such transfer, and (ii) an executed original of MVP's form of Transfer Order or Supplemental Division Order. Regardless of the effective date of the transfer, any notice of a transfer of a right to receive payment, received by MVP after the close of business on the 15th day of any calendar month, shall not be effective hereunder until 8:00 a.m., CST, on the first day of the next calendar month.
5. If any information is received which, in MVP's sole opinion, adversely affects the undersigned's right to receive payment hereunder, MVP may suspend all or part of such payment, without interest, until MVP has received from the undersigned security which is satisfactory to MVP. If suit is filed which may affect the undersigned's right to receive payment hereunder, written notice thereof shall be sent to MVP, at the above address, by the undersigned, together with a certified copy of any complaint or petition filed. If MVP becomes a party to such proceedings, the undersigned agrees to indemnify MVP against any judgment rendered therein and to reimburse MVP for any costs, attorney's fees, or other expenses incurred in connection therewith.
6. In the event the lease(s) described above, or any part thereof, is included in one or more units now or hereafter formed or revised by order of any appropriate governmental authority, or is included in one or more authorized voluntary or declared units now or hereafter formed or revised, the undersigned agrees that MVP may continue to pay for the Oil allocated to said land under the provisions of this Division Order, without the execution of additional division orders.
7. Working interest owners and/or operators that execute this instrument, and each of them, warrant that the Oil has been produced and sold in accordance with all applicable laws, rules, and regulations.
8. This Division Order may be executed in counterparts, and shall be binding upon and inure to the benefit of the undersigned, its heirs, successors, and assigns.
9. Where appropriate, singular nouns and verbs used in this Division Order will be construed to be plural nouns and verbs without otherwise changing the meaning or intent of this document.

IMPORTANT: TO AVOID DELAY IN PAYMENT - YOUR CORRECT ADDRESS AND YOUR SOCIAL SECURITY NUMBER OR FEDERAL TAX ID NUMBER MUST BE SHOWN BELOW

WITNESS:

[Redacted Signature]

OWNER: MALEA L SELLENS TRUST OWNER #6821

[Redacted Signature]

SS OR TAX ID NO.:



MAILING ADDRESS:

TELEPHONE:

GH

EXHIBIT A
ATTACHED HERETO AND MADE A PART HEREOF
DIVISION ORDER DATED SEPTEMBER 14, 2015 (REVISED 11/17/15)
LEASE NO. 1839 – SELLENS HEIRS #1
LEASE NO. 14268 – SCHATZ A
RUSSELL CO, KS

PARTIES ENTITLED TO RECEIVE PAYMENT

OWNER NUMBER, NAME		DECIMAL
OWNER #6820		
	1839-ORIGINAL INTEREST	.00347220 RI
	ADDITIONAL INTEREST	.00347220 RI *
	NEW TOTAL	.00694440 RI
	14268-ORIGINAL INTEREST	.00005429 RI
	ADDITIONAL INTEREST	.00005428 RI *
	NEW TOTAL	.00010857 RI
OWNER #6821		
MALEA L SELLENS TRUST SOUTHWEST NATIONAL BANK TRUSTEE PO BOX 1401 WICHITA, KS 67201	1839-ORIGINAL INTEREST	.00347220 RI
	ADDITIONAL INTEREST	.00347220 RI *
	NEW TOTAL	.00694440 RI
	14268-ORIGINAL INTEREST	.00005428 RI
	ADDITIONAL INTEREST	.00005429 RI *
	NEW TOTAL	.00010857 RI
OWNER #14442		
	1839	.00347220 RI *
		.00347220 RI **
	TOTAL	.00694440 RI
	14268	.00005428 RI *
		.00005428 RI **
	TOTAL	.00010856 RI

*FORMERLY CREDITED TO BERTHE E SELLENS, OWNER #6818:
1839 - .01041660 RI
14268 - .00016285 RI

**FORMERLY CREDITED TO DALENE A LAUDERDALE:
1839 - .00347220 RI
14268 - .00005428 RI

PRIOR TO RELEASING THE INTERESTS, MV PURCHASING LLC MUST BE PROVIDED A COPY OF THE DEATH CERTIFICATES FOR BERTHA E SELLENS AND DALENE A LAUDERDALE.



MVPurchasing

Crude Oil Marketing and Transportation

November 17, 2015

Ms. Erika Mertes
Southwest National Bank
P.O. Box 1401
Wichita, KS 67201

RE: Lease No. 1839 – Sellens Heirs #1
Lease No. 14268 – Schartz A
Malea L. Sellens Trust, Owner #6821

Dear Erika:

Enclosed, in duplicate, is our Division Order on the captioned leases, which has been prepared pursuant to the documents provided to this office.

If the Division Order meets with your approval, please execute one copy, enter the social security/taxpayer identification number for the Trust and have the form witnessed. Return one fully executed copy to this office, and the extra copy is to be retained for your records.

Your account will be processed for payment upon receipt of the executed Division Order.

If we may be of further assistance, please feel free to contact this office.

Sincerely,

[Redacted Signature]
[Redacted Name]

Enclosures

Computer ☒
Numerical ☒
Misc. ☐

State of Kansas, Russell County, ss
This instrument filed for record
June 3, 2016
8:10 A M. Recorded in
Book 140 Page 630-631
Dea Ann Matheson
Register of Deeds
\$26.00



REGISTER OF DEEDS

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That MALEA L. SELLENS, hereinafter called "Grantor," for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does grant, bargain, sell, convey, transfer, and deliver unto Southwest National Bank, as Trustee of the Malea L. Sellens Trust, established by the Last Will and Testament of Darrell D. Sellens, dated June 28, 2004, hereinafter called "Grantee," all of the right, title, interest and estate of Grantor 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 Russell County, Kansas, to-wit:

SW/4 Section 29, Township 15 South, Range 13 West, Russell County, Kansas, Property #1839, - Sellens Heirs #1 Lease; and
NE/4 Section 5, Township 15 South, Range 12 West, Russell County, Kansas, Property #14268, - Scharzt A Lease; and
E/2 NW/4 Section 29, Township 15 South, Range 13 West, Russell County, KS, Property #140395 - Sellens E/F Lease; and
NW/4 Section 30, Township 15 South, Range 13 West, Russell County, Kansas, Lease ID #7465 - Sellens, Hank; and
N/2 NW/4 Section 6, Township 15 South, Range 12 West, Russell County, KS - S.K. Steinert

together with the rights 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 lands all of Grantee's property and improvements.

RETURN TO:

THIS CONVEYANCE IS EXEMPT FROM KANSAS REAL
ESTATE SALES VALIDATION QUESTIONNAIRE
REQUIREMENTS PURSUANT TO K.S.A. 79-1437e(a) (6)

140 630

This sale is made subject to any rights now existing of 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 lands 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 lands described and one of the lessors therein.

TO HAVE AND TO HOLD the above-described lands to Grantee forever, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining.

WITNESS our hands this 26 day of May, 2016.

[Redacted Signature]

MALEA L. SELLENS

STATE OF KANSAS)
)
COUNTY OF SEDGWICK)

ss:

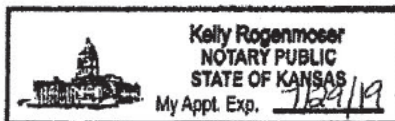
This instrument was acknowledged before me on this 26th day of May, 2016, by MALEA L. SELLENS, a single person.

[Redacted Signature]

My Appointment Expires:

00

Notary Public





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

Southwest National Bank, Trustee of the Malea L. Sellens Trust, established by the Last Will and Testament of Darrell D. Sellens, dated June 28, 2004 (“Grantor”)

Grants and Conveys to

(“Grantee”)

All Grantor’s interest in the oil, gas and other minerals in and under the following described lands in Russell County, Kansas:

Township 15-South, Range 13-West
Section 29: SW/4

This Deed is made and executed and delivered without warranty of any kind and no warranty shall be implied.

Furthermore, the undersigned has executed this deed as Trustee under the aforesaid Trust and not in its individual capacity. By the acceptance hereof, it is agreed that the undersigned is not and shall not be personally or individually liable upon any covenant or warranty herein, whether express or implied, and that the undersigned’s liability as Trustee shall be limited to the assets of said Trust estate held by such Trustee at the time any such liability may be asserted.

For the sum of: \$10.00 and other good and valuable consideration. A real estate sales validation questionnaire is not required pursuant to Kan. Stat. Ann. § 79-1437e(a)(6).

Executed this ____ day of _____, 2024, but effective as of October 1, 2024.

Malea L. Sellens Trust, established by the Last Will and Testament of Darrell D. Sellens, dated June 28, 2004

by: _____

Printed Name: _____

Title: _____

STATE OF _____, COUNTY OF _____

Acknowledged before me this _____ day of _____, 2024, by
_____ of **Southwest National Bank,**
Trustee of the Malea L. Sellens Trust, established by the Last Will and Testament of Darrell
D. Sellens, dated June 28, 2004.

Appointment Expires

Notary Public