

# MID-CONTINENT ENERGY EXCHANGE

## Oil & Gas Asset Auctions



Data Packet

### **Seifert**

Mineral/Royalty Interest in  
Karnes & DeWitt County, TX

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July 19, 2024  
Volume 4, No. 15

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**North American E&P** | Beacon achieves production at Winterfell field in GOM

**North American E&P** | Comstock prepares for its first horseshoe, steps up 3-mile game

**North American E&P** | Kolibri adds proved reserves, shifts to longer laterals

**North American E&P** | APA Corp. signals weak Q2 for Permian gas and NGLs

**North American E&P** | XCL picking up the pace and productivity in Uinta Basin

**North American Deals & Finance** | Diversified bolts on East Texas producing assets in \$106MM deal

**International** | Eni finds another 300-400 MMboe in place off Mexico

**International** | Total follows Shell toward exit from SPDC JV in Nigeria

## Karnes pad flows some of Devon's best Eagle Ford IP24s yet

Devon Energy completed a standout multi-well pad in Q2 targeting the Lower Eagle Ford in Karnes County, Texas. Three of the five wells' 24-hour test rates were so strong, they rank among Devon's top 11 Eagle Ford IP24s on record.

The Seifert C 10H to 14H wells were completed with laterals averaging 7,300 ft and fractured using 2,989 lb/ft of proppant and 60 bbl/ft of fluid. They delivered average IP24 rates of 3,732 boe/d (74% oil), or 502 boe/d per 1,000 ft, at 2,983 psi FCP. The top performer was the Seifert C 12H, flowing 4,294 boe/d (72% oil) from a 7,426-ft lateral at 1,983 psi FCP, or 572 boe/d per 1,000 ft—Devon's second-highest IP24 from Karnes County and fifth-highest in the Eagle Ford.

Devon is spending \$650 million in the Eagle Ford this year to run four rigs and bring 85-95 wells online. The company plans to report Q2 results Aug. 6. In Q1 it brought 26 infill wells online in the Eagle Ford, as well as multiple "highly successful refracs," COO Clay Gaspar said on a May 2 earnings call.

**Top Q2 well in Karnes County flowed a test rate of 4,294 boe/d (72% oil).**

## Another EnCap portco off the table as Devon buys Grayson Mill

Devon Energy announced June 8 that it is acquiring Williston Basin-focused Grayson Mill Energy from private equity firm EnCap Investments for \$5 billion in cash and stock. President and CEO Rick Muncrief said Grayson Mill is an excellent strategic fit, allowing Devon to expand oil production and operating scale while capturing meaningful and highly economic drilling inventory.

Grayson Mill has 307,000 net acres in western North Dakota and eastern Montana, while Devon has 123,000 net acres in North Dakota. Devon expects the new acreage will produce around 100,000 boe/d (55% oil) in 2025, tripling its overall Williston output to around 150,000 boe/d (57% oil). It also anticipates realizing \$50 million in annual savings from operating efficiencies and marketing synergies. The estimated 2025 production would likely be a reduction from current levels. According to its website, Grayson Mill anticipated 2024 production averaging 125,000 boe/d, while Enverus Intelligence® | Research's latest Operator Profile estimated over 135,000 boe/d of gross operated production in February. [Read more...](#)



**Click for More!**

**Grayson Mill Energy | Operator Profiles**

Enverus Intelligence® | Research

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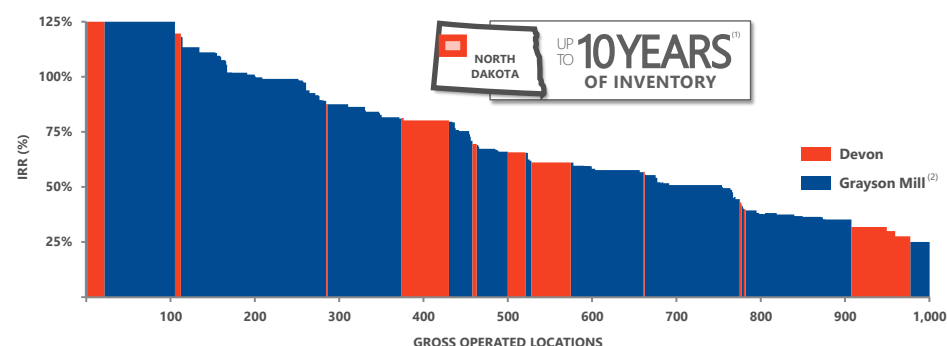
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## Significantly Expands Inventory with Highly Competitive Locations

COMBINED WILLISTON BASIN INVENTORY  
(ASSUMES \$80 WTI)



Note: Wells projected to exceed 125% IRR are reflected at 125%.

(1) At pace of pro forma Williston Basin activity. (2) Grayson Mill inventory includes 500 drilling locations and 300 high-quality refrac candidates (~81% 8/8ths NRI).

Source | Devon Energy 07/08/24 presentation via Enverus docFinder



# Summary

## Lot Summary

**Lease Name:** Seifert

**County/State:** Karnes & DeWitt, TX

**Asset Type:** Mineral/Royalty Interest

**Legal Description:** N. McLane Survey, A-654

**API:** See below

**Decimal Interest:** See below

**Net Monthly Income:** \$1,504.49

**Operator:** Devon Energy Production Co., LP

Property/Well Name	API Number	Interest Type	Owner Interest	Conveyed Interest 1/5TH
Seifert C 10H	42-255-37822	MI/RI	0.00028671	0.000057342
Seifert C 11H	42-255-37823	MI/RI	0.00028671	0.000057342
Seifert C 12H	42-255-37824	MI/RI	0.00028671	0.000057342
Seifert C 13H	42-255-37825	MI/RI	0.00028671	0.000057342
Seifert C 14H	42-255-37826	MI/RI	0.00028671	0.000057342
Seifert C 3H	42-123-33200	MI/RI	0.00028671	0.000057342
Seifert C 4H	42-123-33201	MI/RI	0.00028671	0.000057342
Seifert C 5H	42-123-33202	MI/RI	0.00028671	0.000057342
Seifert C 6H	42-123-33236	MI/RI	0.00028671	0.000057342
Seifert C 7H	42-123-33240	MI/RI	0.00028671	0.000057342
Seifert C 8H	42-123-33241	MI/RI	0.00028671	0.000057342
Seifert C 1H	42-123-32532	MI/RI	0.00028671	0.000057342
Seifert B-Seifert C SA 1 1H	42-255-37840	MI/RI	0.00015235	0.000030470

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*

2 months income info

Net Income: \$3008.98

Per Month: \$1504.49

Monthly Revenue		
PRODUCTION MONTH	OWNER NET REVENUE	CONVEYED 1/5TH
Apr-24	\$5,241.84	\$1,048.37
May-24	\$9,803.06	\$1,960.61
TOTAL	\$15,044.90	\$3,008.98
MONTHLY AVERAGE	\$7,522.45	<b>\$1,504.49</b>





# Revenue Statement

Owner

Operator

Check

PDEV01  
DEVON ENERGY PRODUCTION COMPANY, L.P.  
333 WEST SHERIDAN AVENUE  
OKLAHOMA CITY, OK 73102-5010  
405-228-4800  
DevonDirect@dev.com

Check Number E000091829994  
Check Amount  
Check Date July 15, 2024

Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property: 035222-01 SEIFERT C 1H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT									
OIL (BBLs)									
ROYALTY INTEREST	May 24		6.14	77.80	477.69	0.00688113	0.00688113	0.04	3.29
Venture/DOI: 117241-00001									
ENVIRONMENTAL TAX	May 24				(0.04)	0.00688113	0.00688113		0.00
PRODUCTION TAX	May 24				(21.97)	0.00688113	0.00688113		(0.15)
Total OIL (BBLs)								0.04	3.14
Total Property									3.14
Property: 035225-01 SEIFERT C 3H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT									
ALL PLANT PRODUCTS									
ROYALTY INTEREST	Sep 20		1.00	16.02	16.02	0.00688113	0.01250338	0.01	0.20
Venture/DOI: 117241-00012									
PROCESSING	Sep 20				(8.69)	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 20				0.00	0.00688113	0.01250338		(0.02)
OTHER PRE TAX	Sep 20				(7.32)	0.00688113	0.01250338		0.00
OTHER	Sep 20				7.32	0.00688113	0.01250338		0.00
ROYALTY INTEREST	Jul 22		0.50	35.76	17.88	0.00688113	0.01250338	0.01	0.22
Venture/DOI: 117241-00012									
OTHER	Jul 22				3.21	0.00688113	0.01250338		0.00
OTHER PRE TAX	Jul 22				(3.21)	0.00688113	0.01250338		0.00
PROCESSING	Jul 22				(4.50)	0.00688113	0.01250338		0.00
PRODUCTION TAX	Jul 22				(0.71)	0.00688113	0.01250338		(0.02)
ROYALTY INTEREST	Sep 22		(0.67)	30.73	(20.59)	0.00688113	0.01250338	(0.01)	(0.26)
Venture/DOI: 117241-00012									
PRODUCTION TAX	Sep 22				0.69	0.00688113	0.01250338		0.01
OTHER PRE TAX	Sep 22				4.34	0.00688113	0.01250338		0.00
OTHER	Sep 22				(4.34)	0.00688113	0.01250338		0.00

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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		Property Values				Owner Share				
Type	Production Date	BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value	
PROCESSING	Sep 22				6.32	0.00688113	0.01250338		0.00	
						Total ALL PLANT PRODUCTS		0.01	0.13	
OIL (BBLS)	ROYALTY INTEREST	Mar 24	0.09	78.56	7.07	0.00688113	0.00688113	0.00	0.05	
	Venture/DOI: 117241-00009									
	PRODUCTION TAX	Mar 24			(0.33)	0.00688113	0.00688113		0.00	
	ROYALTY INTEREST	May 24	80.60	77.52	6,248.11	0.00688113	0.00688113	0.56	42.99	
	Venture/DOI: 117241-00009									
	PRODUCTION TAX	May 24			(287.41)	0.00688113	0.00688113		(1.98)	
ENVIRONMENTAL TAX	May 24				(0.50)	0.00688113	0.00688113		0.00	
						Total OIL (BBLS)		0.56	41.06	
RESIDUE GAS (MCF)	ROYALTY INTEREST	Sep 20	0.9590	(1.69)	2.46	(4.16)	0.00688113	0.01250338	(0.02)	(0.05)
	Venture/DOI: 117241-00012									
	LEASE USE FUEL	Sep 20			0.02		0.00688113	0.01250338		0.00
	OTHER PRE TAX	Sep 20			(1.65)		0.00688113	0.01250338		0.00
	OTHER	Sep 20			1.62		0.00688113	0.01250338		0.00
	PRODUCTION TAX	Sep 20			(0.11)		0.00688113	0.01250338		0.00
	ROYALTY INTEREST	Jul 22	1.0390	(0.79)	6.34	(5.01)	0.00688113	0.01250338	(0.01)	(0.06)
	Venture/DOI: 117241-00012									
	OTHER	Jul 22			0.93		0.00688113	0.01250338		0.00
	OTHER PRE TAX	Jul 22			(0.93)		0.00688113	0.01250338		0.00
	LEASE USE FUEL	Jul 22			0.01		0.00688113	0.01250338		0.00
	PRODUCTION TAX	Jul 22			(0.33)		0.00688113	0.01250338		0.00
	ROYALTY INTEREST	Sep 22	1.0300	(3.55)	8.14	(28.91)	0.00688113	0.01250338	(0.04)	(0.36)
	Venture/DOI: 117241-00012									
	OTHER PRE TAX	Sep 22			4.17		0.00688113	0.01250338		0.00
	PRODUCTION TAX	Sep 22			1.73		0.00688113	0.01250338		0.02
	GATHERING	Sep 22			0.02		0.00688113	0.01250338		0.00
	LEASE USE FUEL	Sep 22			(0.03)		0.00688113	0.01250338		0.00
	OTHER	Sep 22			(4.14)		0.00688113	0.01250338		0.00
						Total RESIDUE GAS (MCF)		(0.07)	(0.45)	
						Total Property			40.74	
Property: 035338-01 SEIFERT C 7H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT										
OIL (BBLS)	ROYALTY INTEREST	May 24	1.81	77.80	140.82	0.00688113	0.00688113	0.01	0.97	
	Venture/DOI: 117241-00025									
	PRODUCTION TAX	May 24			(6.48)	0.00688113	0.00688113		(0.04)	
	ENVIRONMENTAL TAX	May 24			(0.01)	0.00688113	0.00688113		0.00	
						Total OIL (BBLS)		0.01	0.93	
						Total Property			0.93	
Property: 035345-01 SEIFERT C 5H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT										

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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	Type	Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
ALL PLANT PRODUCTS										
	ROYALTY INTEREST	Sep 20		1.31	15.75	20.63	0.00688113	0.01250338	0.02	0.26
	Venture/DOI: 117241-00020									
	PRODUCTION TAX	Sep 20				0.00	0.00688113	0.01250338		(0.02)
	PROCESSING	Sep 20				(11.44)	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Sep 20				(9.20)	0.00688113	0.01250338		0.00
	OTHER	Sep 20				9.20	0.00688113	0.01250338		0.00
	ROYALTY INTEREST	Sep 22		(0.46)	30.50	(14.03)	0.00688113	0.01250338	(0.01)	(0.17)
	Venture/DOI: 117241-00020									
	PRODUCTION TAX	Sep 22				0.47	0.00688113	0.01250338		0.01
	PROCESSING	Sep 22				4.30	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Sep 22				2.95	0.00688113	0.01250338		0.00
	OTHER	Sep 22				(2.95)	0.00688113	0.01250338		0.00
	Total ALL PLANT PRODUCTS								0.01	0.08
MANU. PLANT CONDENSATE										
	ROYALTY INTEREST	Sep 22		(0.01)	26.00	(0.26)	0.00688113	0.01250338	0.00	(0.01)
	Venture/DOI: 117241-00019									
	PRODUCTION TAX	Sep 22				0.02	0.00688113	0.01250338		0.00
	Total MANU. PLANT CONDENSATE								0.00	(0.01)
OIL (BBLs)										
	ROYALTY INTEREST	Mar 24		(0.15)	78.67	(11.80)	0.00688113	0.00688113	0.00	(0.08)
	Venture/DOI: 117241-00017									
	PRODUCTION TAX	Mar 24				0.55	0.00688113	0.00688113		0.00
	ROYALTY INTEREST	May 24		103.78	77.52	8,045.03	0.00688113	0.00688113	0.71	55.36
	Venture/DOI: 117241-00017									
	PRODUCTION TAX	May 24				(370.07)	0.00688113	0.00688113		(2.55)
	ENVIRONMENTAL TAX	May 24				(0.65)	0.00688113	0.00688113		0.00
	ROYALTY INTEREST	Sep 22		(0.01)	84.00	(0.84)	0.00688113	0.01250338	0.00	(0.01)
	Venture/DOI: 117241-00018									
	PRODUCTION TAX	Sep 22				0.04	0.00688113	0.01250338		0.00
	Total OIL (BBLs)								0.71	52.72
RESIDUE GAS (MCF)										
	ROYALTY INTEREST	Sep 20	0.9480	(2.01)	2.44	(4.91)	0.00688113	0.01250338	(0.03)	(0.06)
	Venture/DOI: 117241-00020									
	PRODUCTION TAX	Sep 20				(0.16)	0.00688113	0.01250338		(0.02)
	LEASE USE FUEL	Sep 20				0.03	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Sep 20				(2.44)	0.00688113	0.01250338		0.00
	OTHER	Sep 20				2.40	0.00688113	0.01250338		0.00
	ROYALTY INTEREST	May 22	1.0280	(0.01)	56.00	(0.56)	0.00688113	0.01250338	0.00	(0.01)
	Venture/DOI: 117241-00020									
	OTHER PRE TAX	May 22				0.01	0.00688113	0.01250338		0.00
	OTHER	May 22				(0.01)	0.00688113	0.01250338		0.00
	PRODUCTION TAX	May 22				0.04	0.00688113	0.01250338		0.00
	ROYALTY INTEREST	Sep 22	1.0310	(2.41)	8.12	(19.58)	0.00688113	0.01250338	(0.03)	(0.25)
	Venture/DOI: 117241-00020									

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
OTHER	Sep 22				(2.82)	0.00688113	0.01250338		0.00
LEASE USE FUEL	Sep 22				(0.01)	0.00688113	0.01250338		0.00
GATHERING	Sep 22				0.02	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 22				1.17	0.00688113	0.01250338		0.01
OTHER PRE TAX	Sep 22				2.84	0.00688113	0.01250338		0.00
						Total RESIDUE GAS (MCF)		(0.06)	(0.33)
						Total Property			52.46

Property:035428-01SEIFERT C 4H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT

ALL PLANT PRODUCTS									
ROYALTY INTEREST	Sep 20		0.52	14.31	7.44	0.00688113	0.01250338	0.01	0.09
Venture/DOI: 117241-00016									
PROCESSING	Sep 20				(4.49)	0.00688113	0.01250338		0.00

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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		Property Values				Owner Share			
Type	Production Date	BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
OTHER PRE TAX	Sep 20				(2.96)	0.00688113	0.01250338		0.00
OTHER	Sep 20				2.96	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 20				0.00	0.00688113	0.01250338		(0.02)
ROYALTY INTEREST	Jul 22		0.18	32.39	5.83	0.00688113	0.01250338	0.00	0.07
Venture/DOI: 117241-00016									
OTHER PRE TAX	Jul 22				(1.17)	0.00688113	0.01250338		0.00
PRODUCTION TAX	Jul 22				(0.22)	0.00688113	0.01250338		0.00
OTHER	Jul 22				1.17	0.00688113	0.01250338		0.00
PROCESSING	Jul 22				(1.64)	0.00688113	0.01250338		0.00
ROYALTY INTEREST	Sep 22		(0.36)	27.64	(9.95)	0.00688113	0.01250338	0.00	(0.13)
Venture/DOI: 117241-00016									
OTHER PRE TAX	Sep 22				2.31	0.00688113	0.01250338		0.00
OTHER	Sep 22				(2.31)	0.00688113	0.01250338		0.00
PROCESSING	Sep 22				3.35	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 22				0.30	0.00688113	0.01250338		0.00
Total ALL PLANT PRODUCTS								0.01	0.01
OIL (BBLs)									
ROYALTY INTEREST	Mar 24		0.06	78.67	4.72	0.00688113	0.00688113	0.00	0.03
Venture/DOI: 117241-00013									
PRODUCTION TAX	Mar 24				(0.22)	0.00688113	0.00688113		0.00
ROYALTY INTEREST	May 24		8.14	77.52	631.01	0.00688113	0.00688113	0.06	4.34
Venture/DOI: 117241-00013									
ENVIRONMENTAL TAX	May 24				(0.05)	0.00688113	0.00688113		0.00
PRODUCTION TAX	May 24				(29.03)	0.00688113	0.00688113		(0.20)
Total OIL (BBLs)								0.06	4.17
RESIDUE GAS (MCF)									
ROYALTY INTEREST	Sep 20	0.9610	(1.05)	2.47	(2.59)	0.00688113	0.01250338	(0.01)	(0.03)
Venture/DOI: 117241-00016									
LEASE USE FUEL	Sep 20				0.01	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 20				(0.07)	0.00688113	0.01250338		0.00
OTHER	Sep 20				1.03	0.00688113	0.01250338		0.00
OTHER PRE TAX	Sep 20				(1.04)	0.00688113	0.01250338		0.00
ROYALTY INTEREST	Jul 22	1.0430	(0.29)	6.31	(1.83)	0.00688113	0.01250338	0.00	(0.02)
Venture/DOI: 117241-00016									
PRODUCTION TAX	Jul 22				(0.12)	0.00688113	0.01250338		0.00
GATHERING	Jul 22				(0.01)	0.00688113	0.01250338		0.00
OTHER	Jul 22				0.36	0.00688113	0.01250338		0.00
OTHER PRE TAX	Jul 22				(0.35)	0.00688113	0.01250338		0.00
ROYALTY INTEREST	Sep 22	1.0370	(1.74)	8.20	(14.26)	0.00688113	0.01250338	(0.02)	(0.18)
Venture/DOI: 117241-00016									
LEASE USE FUEL	Sep 22				(0.01)	0.00688113	0.01250338		0.00
PRODUCTION TAX	Sep 22				0.85	0.00688113	0.01250338		0.01
OTHER	Sep 22				(2.03)	0.00688113	0.01250338		0.00
GATHERING	Sep 22				0.01	0.00688113	0.01250338		0.00
OTHER PRE TAX	Sep 22				2.05	0.00688113	0.01250338		0.00

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
						Total RESIDUE GAS (MCF)		(0.03)	(0.22)
						Total Property			3.96



Type		Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	035617-01	SEIFERT C 6H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT								
OIL (BBLs)										
	ROYALTY INTEREST	May 24		33.33	77.80	2,593.07	0.00688113	0.00688113	0.23	17.84
	Venture/DOI: 117241-00021									
	PRODUCTION TAX	May 24				(119.28)	0.00688113	0.00688113		(0.82)
	ENVIRONMENTAL TAX	May 24				(0.21)	0.00688113	0.00688113		0.00
								Total OIL (BBLs)	0.23	17.02
								Total Property		17.02
Property:	035703-01	SEIFERT C 8H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT								
OIL (BBLs)										
	ROYALTY INTEREST	May 24		125.88	77.80	9,793.46	0.00688113	0.00688113	0.87	67.39
	Venture/DOI: 117241-00029									
	ENVIRONMENTAL TAX	May 24				(0.79)	0.00688113	0.00688113		(0.01)
	PRODUCTION TAX	May 24				(450.50)	0.00688113	0.00688113		(3.10)
								Total OIL (BBLs)	0.87	64.28
								Total Property		64.28

Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value

	Type	Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
	ROYALTY INTEREST	May 24	10,368.89		18.67	193,638.70	0.00688113	0.01250338	129.65	2,421.14
	Venture/DOI: 120552-00004									
	ENVIRONMENTAL TAX	May 24				(10.60)	0.00688113	0.01250338		(0.13)
	OTHER PRE TAX	May 24				(155,206.75)	0.00688113	0.01250338		0.00
	PROCESSING	May 24				(12,852.03)	0.00688113	0.01250338		0.00
	PRODUCTION TAX	May 24				(1,784.65)	0.00688113	0.01250338		(168.82)
	OTHER	May 24				155,206.75	0.00688113	0.01250338		0.00
Total ALL PLANT PRODUCTS									129.65	2,252.19
MANU. PLANT CONDENSATE	ROYALTY INTEREST	Apr 24	3.51		33.87	118.89	0.00688113	0.01250338	0.04	1.49
	Venture/DOI: 120552-00003									
	PRODUCTION TAX	Apr 24				(8.91)	0.00688113	0.01250338		(0.11)
	ROYALTY INTEREST	May 24	1,185.76		36.66	43,465.14	0.00688113	0.01250338	14.83	543.46
	Venture/DOI: 120552-00003									
	PRODUCTION TAX	May 24				(3,259.89)	0.00688113	0.01250338		(40.76)
Total MANU. PLANT CONDENSATE									14.87	504.08
OIL (BBLs)	ROYALTY INTEREST	May 24	165.32		77.66	12,838.75	0.00688113	0.00688113	1.14	88.35
	Venture/DOI: 120552-00002									
	PRODUCTION TAX	May 24				(590.58)	0.00688113	0.00688113		(4.06)
	ROYALTY INTEREST	May 24	38,846.88		77.16	2,997,515.70	0.00688113	0.01250338	485.72	37,479.07
	Venture/DOI: 120552-00002									
	ENVIRONMENTAL TAX	May 24				(242.80)	0.00688113	0.01250338		(3.03)
	ENVIRONMENTAL TAX	May 24				(1.03)	0.00688113	0.00688113		(0.01)
	PRODUCTION TAX	May 24				(137,885.72)	0.00688113	0.01250338		(1,724.04)
Total OIL (BBLs)									486.86	35,836.28
RESIDUE GAS (MCF)	ROYALTY INTEREST	May 24	1.0250	66,517.04	1.49	99,100.41	0.00688113	0.01250338	831.69	1,239.09
	Venture/DOI: 120552-00004									
	GATHERING	May 24				(28,842.75)	0.00688113	0.01250338		0.00
	ENVIRONMENTAL TAX	May 24				(38.69)	0.00688113	0.01250338		(0.48)
	PRODUCTION TAX	May 24				0.00	0.00688113	0.01250338		(75.39)
	OTHER	May 24				57,572.34	0.00688113	0.01250338		0.00
	OTHER PRE TAX	May 24				(57,572.34)	0.00688113	0.01250338		0.00
Total RESIDUE GAS (MCF)									831.69	1,163.22
Total Property										39,755.77

Property:053023-01SEIFERT C 11H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES

ALL PLANT PRODUCTS										
	ROYALTY INTEREST	May 24	10,398.55		18.52	192,609.08	0.00688113	0.01250338	130.02	2,408.27
	Venture/DOI: 120553-00004									
	OTHER PRE TAX	May 24				(155,650.76)	0.00688113	0.01250338		0.00
	OTHER	May 24				155,650.76	0.00688113	0.01250338		0.00
	PROCESSING	May 24				(12,888.79)	0.00688113	0.01250338		0.00

Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
ENVIRONMENTAL TAX	May 24				(10.63)	0.00688113	0.01250338		(0.14)
PRODUCTION TAX	May 24				(1,679.27)	0.00688113	0.01250338		(167.91)
Total ALL PLANT PRODUCTS								130.02	2,240.22
MANU. PLANT CONDENSATE									
ROYALTY INTEREST	Apr 24		3.37	33.86	114.12	0.00688113	0.01250338	0.04	1.43
Venture/DOI: 120553-00003									
PRODUCTION TAX	Apr 24				(8.55)	0.00688113	0.01250338		(0.11)
ROYALTY INTEREST	May 24		981.87	36.66	35,991.49	0.00688113	0.01250338	12.28	450.02
Venture/DOI: 120553-00003									
PRODUCTION TAX	May 24				(2,699.36)	0.00688113	0.01250338		(33.75)
Total MANU. PLANT CONDENSATE								12.32	417.59
OIL (BBLs)									
ROYALTY INTEREST	May 24		66.94	77.66	5,198.56	0.00688113	0.00688113	0.46	35.77
Venture/DOI: 120553-00002									
PRODUCTION TAX	May 24				(239.13)	0.00688113	0.00688113		(1.65)
ROYALTY INTEREST	May 24		39,765.21	77.16	3,068,376.49	0.00688113	0.01250338	497.20	38,365.08
Venture/DOI: 120553-00002									
PRODUCTION TAX	May 24				(141,145.32)	0.00688113	0.01250338		(1,764.79)
ENVIRONMENTAL TAX	May 24				(0.42)	0.00688113	0.00688113		0.00
ENVIRONMENTAL TAX	May 24				(248.53)	0.00688113	0.01250338		(3.11)
Total OIL (BBLs)								497.66	36,631.30
RESIDUE GAS (MCF)									
ROYALTY INTEREST	May 24	1.0260	68,397.99	1.49	102,019.10	0.00688113	0.01250338	855.21	1,275.59
Venture/DOI: 120553-00004									
OTHER PRE TAX	May 24				(57,558.30)	0.00688113	0.01250338		0.00
PRODUCTION TAX	May 24				0.00	0.00688113	0.01250338		(77.51)
ENVIRONMENTAL TAX	May 24				(39.73)	0.00688113	0.01250338		(0.50)
GATHERING	May 24				(31,298.77)	0.00688113	0.01250338		0.00
OTHER	May 24				57,558.30	0.00688113	0.01250338		0.00
Total RESIDUE GAS (MCF)								855.21	1,197.58
Total Property									40,486.69
Property: 053024-01 SEIFERT C 12H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES									
ALL PLANT PRODUCTS									
ROYALTY INTEREST	May 24		12,003.01	18.78	225,365.69	0.00688113	0.01250338	150.08	2,817.83
Venture/DOI: 120554-00004									
OTHER	May 24				179,667.05	0.00688113	0.01250338		0.00
PRODUCTION TAX	May 24				(2,150.31)	0.00688113	0.01250338		(196.48)
ENVIRONMENTAL TAX	May 24				(12.26)	0.00688113	0.01250338		(0.15)
OTHER PRE TAX	May 24				(179,667.05)	0.00688113	0.01250338		0.00
PROCESSING	May 24				(14,877.48)	0.00688113	0.01250338		0.00
Total ALL PLANT PRODUCTS								150.08	2,621.20
MANU. PLANT CONDENSATE									
ROYALTY INTEREST	Apr 24		4.35	33.86	147.29	0.00688113	0.01250338	0.05	1.84
Venture/DOI: 120554-00003									

		Property Values				Owner Share				
Type	Production Date	BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value	
OIL (BBLs)	PRODUCTION TAX	Apr 24			(11.05)	0.00688113	0.01250338		(0.13)	
	ROYALTY INTEREST	May 24		1,063.64	36.66	38,988.89	0.00688113	0.01250338	13.30	487.49
	Venture/DOI: 120554-00003									
	PRODUCTION TAX	May 24			(2,924.17)	0.00688113	0.01250338		(36.56)	
	Total MANU. PLANT CONDENSATE								13.35	452.64
	ROYALTY INTEREST	May 24		7.47	77.66	580.12	0.00688113	0.00688113	0.05	3.99
	Venture/DOI: 120554-00002									
	ENVIRONMENTAL TAX	May 24			(0.05)	0.00688113	0.00688113		0.00	
	ROYALTY INTEREST	May 24		44,576.90	77.16	3,439,657.08	0.00688113	0.01250338	557.36	43,007.34
	Venture/DOI: 120554-00002									
	PRODUCTION TAX	May 24			(158,224.22)	0.00688113	0.01250338		(1,978.34)	
	PRODUCTION TAX	May 24			(26.69)	0.00688113	0.00688113		(0.18)	
	ENVIRONMENTAL TAX	May 24			(278.60)	0.00688113	0.01250338		(3.48)	
	Total OIL (BBLs)								557.41	41,029.33
RESIDUE GAS (MCF)	ROYALTY INTEREST	May 24	1.0290	74,617.21	1.50	111,593.72	0.00688113	0.01250338	932.97	1,395.30
Venture/DOI: 120554-00004										
	PRODUCTION TAX	May 24			0.00	0.00688113	0.01250338		(84.56)	
	ENVIRONMENTAL TAX	May 24			(43.23)	0.00688113	0.01250338		(0.54)	
	OTHER PRE TAX	May 24			(62,103.79)	0.00688113	0.01250338		0.00	
	OTHER	May 24			62,103.79	0.00688113	0.01250338		0.00	
	GATHERING	May 24			(34,833.34)	0.00688113	0.01250338		0.00	
Total RESIDUE GAS (MCF)								932.97	1,310.20	
Total Property									45,413.37	
Property:	053025-01	SEIFERT C 13H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES								
ALL PLANT PRODUCTS										
	ROYALTY INTEREST	May 24		15,228.85	18.20	277,224.53	0.00688113	0.01250338	190.41	3,466.24
Venture/DOI: 120555-00004										
	PROCESSING	May 24			(18,875.84)	0.00688113	0.01250338		0.00	
	OTHER	May 24			227,953.03	0.00688113	0.01250338		0.00	
	OTHER PRE TAX	May 24			(227,953.03)	0.00688113	0.01250338		0.00	
	ENVIRONMENTAL TAX	May 24			(15.60)	0.00688113	0.01250338		(0.20)	
	PRODUCTION TAX	May 24			(2,120.63)	0.00688113	0.01250338		(241.70)	
Total ALL PLANT PRODUCTS								190.41	3,224.34	
MANU. PLANT CONDENSATE										
	ROYALTY INTEREST	Apr 24		8.51	33.87	288.22	0.00688113	0.01250338	0.11	3.60
Venture/DOI: 120555-00003										
	PRODUCTION TAX	Apr 24			(21.62)	0.00688113	0.01250338		(0.27)	
	ROYALTY INTEREST	May 24		1,651.71	36.66	60,545.22	0.00688113	0.01250338	20.65	757.02
Venture/DOI: 120555-00003										
	PRODUCTION TAX	May 24			(4,540.89)	0.00688113	0.01250338		(56.78)	
Total MANU. PLANT CONDENSATE								20.76	703.57	
OIL (BBLs)										

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
ROYALTY INTEREST	May 24		623.84	77.66	48,447.41	0.00688113	0.00688113	4.29	333.37
Venture/DOI: 120555-00002									
ENVIRONMENTAL TAX	May 24				(3.90)	0.00688113	0.00688113		(0.03)
ROYALTY INTEREST	May 24		47,160.28	77.16	3,638,997.01	0.00688113	0.01250338	589.66	45,499.77
Venture/DOI: 120555-00002									
PRODUCTION TAX	May 24				(167,393.87)	0.00688113	0.01250338		(2,092.99)
PRODUCTION TAX	May 24				(2,228.58)	0.00688113	0.00688113		(15.34)
ENVIRONMENTAL TAX	May 24				(294.76)	0.00688113	0.01250338		(3.68)
Total OIL (BBLs)								593.95	43,721.10
RESIDUE GAS (MCF)									
ROYALTY INTEREST	May 24	1.0290	90,643.12	1.50	135,594.22	0.00688113	0.01250338	1,133.35	1,695.39
Venture/DOI: 120555-00004									
PRODUCTION TAX	May 24				0.00	0.00688113	0.01250338		(103.24)
GATHERING	May 24				(40,080.05)	0.00688113	0.01250338		0.00
ENVIRONMENTAL TAX	May 24				(52.77)	0.00688113	0.01250338		(0.66)
OTHER	May 24				78,272.11	0.00688113	0.01250338		0.00
OTHER PRE TAX	May 24				(78,272.11)	0.00688113	0.01250338		0.00
Total RESIDUE GAS (MCF)								1,133.35	1,591.49
Total Property									49,240.50
Property: 053026-01 SEIFERT C 14H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES									
ALL PLANT PRODUCTS									
ROYALTY INTEREST	May 24		14,005.95	18.21	255,053.54	0.00688113	0.01250338	175.12	3,189.03
Venture/DOI: 120556-00006									
OTHER	May 24				209,648.03	0.00688113	0.01250338		0.00
OTHER PRE TAX	May 24				(209,648.03)	0.00688113	0.01250338		0.00
PROCESSING	May 24				(17,360.08)	0.00688113	0.01250338		0.00
PRODUCTION TAX	May 24				(1,956.66)	0.00688113	0.01250338		(222.36)
ENVIRONMENTAL TAX	May 24				(14.34)	0.00688113	0.01250338		(0.18)
Total ALL PLANT PRODUCTS								175.12	2,966.49
MANU. PLANT CONDENSATE									
ROYALTY INTEREST	Apr 24		6.71	33.89	227.40	0.00688113	0.01250338	0.08	2.84
Venture/DOI: 120556-00005									
PRODUCTION TAX	Apr 24				(17.06)	0.00688113	0.01250338		(0.21)
ROYALTY INTEREST	May 24		1,415.34	36.66	51,880.67	0.00688113	0.01250338	17.70	648.68
Venture/DOI: 120556-00005									
PRODUCTION TAX	May 24				(3,891.05)	0.00688113	0.01250338		(48.65)
Total MANU. PLANT CONDENSATE								17.78	602.66
OIL (BBLs)									
ROYALTY INTEREST	May 24		46,455.73	77.16	3,584,632.67	0.00688113	0.01250338	580.85	44,820.02
Venture/DOI: 120556-00004									
PRODUCTION TAX	May 24				(164,893.10)	0.00688113	0.01250338		(2,061.72)
ENVIRONMENTAL TAX	May 24				(290.34)	0.00688113	0.01250338		(3.63)
Total OIL (BBLs)								580.85	42,754.67
RESIDUE GAS (MCF)									

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
ROYALTY INTEREST	May 24	1.0270	89,624.93	1.49	133,878.24	0.00688113	0.01250338	1,120.62	1,673.92
Venture/DOI: 120556-00006									
OTHER PRE TAX	May 24				(76,658.46)	0.00688113	0.01250338		0.00
OTHER	May 24				76,658.46	0.00688113	0.01250338		0.00
ENVIRONMENTAL TAX	May 24				(52.23)	0.00688113	0.01250338		(0.65)
GATHERING	May 24				(40,309.26)	0.00688113	0.01250338		0.00
PRODUCTION TAX	May 24				0.00	0.00688113	0.01250338		(102.04)
Total RESIDUE GAS (MCF)								1,120.62	1,571.23
Total Property									47,895.05

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	318,586.71	(9,992.07)	(19,283.36)		289,311.28



# Revenue Statement

Owner

Operator

Check

PDEV01  
DEVON ENERGY PRODUCTION COMPANY, L.P.  
333 WEST SHERIDAN AVENUE  
OKLAHOMA CITY, OK 73102-5010  
405-228-4800  
DevonDirect@dev.com

Check Number E000091822554  
Check Amount  
Check Date June 15, 2024

Type	Production Date	Property Values				Owner Share				
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value	
Property:	035222-01	SEIFERT C 1H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT								
OIL (BBLS)										
	ROYALTY INTEREST	Apr 24		0.83	83.01	68.90	0.00688113	0.00688113	0.01	0.47
	Venture/DOI: 117241-00001									
	ENVIRONMENTAL TAX	Apr 24				(0.01)	0.00688113	0.00688113		0.00
	PRODUCTION TAX	Apr 24				(3.17)	0.00688113	0.00688113		(0.02)
Total OIL (BBLS)								0.01	0.45	
Total Property									0.45	
Property:	035225-01	SEIFERT C 3H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT								
OIL (BBLS)										
	ROYALTY INTEREST	Mar 24		0.27	78.63	21.23	0.00688113	0.00688113	0.00	0.15
	Venture/DOI: 117241-00009									
	PRODUCTION TAX	Mar 24				(0.97)	0.00688113	0.00688113		(0.01)
Total OIL (BBLS)								0.00	0.14	
Total Property									0.14	
Property:	035345-01	SEIFERT C 5H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT								
OIL (BBLS)										
	ROYALTY INTEREST	Mar 24		(0.48)	78.60	(37.73)	0.00688113	0.00688113	0.00	(0.26)
	Venture/DOI: 117241-00017									
	PRODUCTION TAX	Mar 24				1.73	0.00688113	0.00688113		0.01
Total OIL (BBLS)								0.00	(0.25)	
Total Property									(0.25)	

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value

Property:		035428-01		SEIFERT C 4H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT					
OIL (BBLs)	ROYALTY INTEREST	Mar 24	0.21	78.62	16.51	0.00688113	0.00688113	0.00	0.11
	Venture/DOI: 117241-00013								
	PRODUCTION TAX	Mar 24			(0.76)	0.00688113	0.00688113		(0.01)
							Total OIL (BBLs)	0.00	0.10
								Total Property	0.10

Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value

Property: 035617-01 SEIFERT C 6H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT

OIL (BBLs)	ROYALTY INTEREST	Apr 24	3.64	83.01	302.16	0.00688113	0.00688113	0.03	2.08
	Venture/DOI: 117241-00021								
	PRODUCTION TAX	Apr 24			(13.90)	0.00688113	0.00688113		(0.10)
	ENVIRONMENTAL TAX	Apr 24			(0.02)	0.00688113	0.00688113		0.00
	Total OIL (BBLs)								0.03
Total Property									1.98

Property: 035703-01 SEIFERT C 8H, SURVEY/ABSTRACT: MCLANE NEEL/654, State: TX, County: DE WITT

OIL (BBLs)	ROYALTY INTEREST	Apr 24	177.80	83.01	14,759.18	0.00688113	0.00688113	1.22	101.56
	Venture/DOI: 117241-00029								
	PRODUCTION TAX	Apr 24			(678.92)	0.00688113	0.00688113		(4.67)
	ENVIRONMENTAL TAX	Apr 24			(1.11)	0.00688113	0.00688113		(0.01)
	Total OIL (BBLs)								1.22
Total Property									96.88

		Property Values				Owner Share			
Type	Production Date	BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property: 053021-01 SEIFERT B-SEIFERT C SA 1 1H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES									
ALL PLANT PRODUCTS									
ROYALTY INTEREST	Apr 24	4,216.84		20.46	86,286.99	0.00365637	0.00694138	29.27	598.95
Venture/DOI: 120557-00004									
OTHER PRE TAX	Apr 24				(63,119.72)	0.00365637	0.00694138		0.00
ENVIRONMENTAL TAX	Apr 24				(4.75)	0.00365637	0.00694138		(0.04)
OTHER	Apr 24				63,119.72	0.00365637	0.00694138		0.00
PROCESSING	Apr 24				(5,287.25)	0.00365637	0.00694138		0.00
PRODUCTION TAX	Apr 24				(1,247.44)	0.00365637	0.00694138		(41.76)
Total ALL PLANT PRODUCTS								29.27	557.15
MANU. PLANT CONDENSATE									
ROYALTY INTEREST	Apr 24	457.22		40.27	18,413.49	0.00365637	0.00694138	3.17	127.82
Venture/DOI: 120557-00003									
PRODUCTION TAX	Apr 24				(1,381.01)	0.00365637	0.00694138		(9.59)
Total MANU. PLANT CONDENSATE								3.17	118.23
OIL (BBLs)									
ROYALTY INTEREST	Apr 24	12,350.35		83.41	1,030,128.90	0.00365637	0.00694138	85.73	7,150.52
Venture/DOI: 120557-00002									
ENVIRONMENTAL TAX	Apr 24				(77.19)	0.00365637	0.00694138		(0.53)
PRODUCTION TAX	Apr 24				(47,385.93)	0.00365637	0.00694138		(328.92)
Total OIL (BBLs)								85.73	6,821.07
RESIDUE GAS (MCF)									
ROYALTY INTEREST	Apr 24	1.0120	27,768.53	1.23	34,080.20	0.00365637	0.00694138	192.75	236.55
Venture/DOI: 120557-00004									
OTHER PRE TAX	Apr 24				(16,289.95)	0.00365637	0.00694138		0.00
GATHERING	Apr 24				(13,243.74)	0.00365637	0.00694138		0.00
OTHER	Apr 24				16,289.95	0.00365637	0.00694138		0.00
ENVIRONMENTAL TAX	Apr 24				(16.05)	0.00365637	0.00694138		(0.11)
PRODUCTION TAX	Apr 24				0.00	0.00365637	0.00694138		(14.30)
Total RESIDUE GAS (MCF)								192.75	222.14
Total Property									7,718.59
Property: 053022-01 SEIFERT C 10H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES									
ALL PLANT PRODUCTS									
ROYALTY INTEREST	Apr 24	3,886.11		20.26	78,746.08	0.00688113	0.01250338	48.59	984.59
Venture/DOI: 120552-00004									
ENVIRONMENTAL TAX	Apr 24				(4.48)	0.00688113	0.01250338		(0.05)
PROCESSING	Apr 24				(4,872.57)	0.00688113	0.01250338		0.00
PRODUCTION TAX	Apr 24				(1,095.65)	0.00688113	0.01250338		(68.66)
OTHER	Apr 24				58,169.27	0.00688113	0.01250338		0.00
OTHER PRE TAX	Apr 24				(58,169.27)	0.00688113	0.01250338		0.00
Total ALL PLANT PRODUCTS								48.59	915.88
MANU. PLANT CONDENSATE									

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

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	Type	Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
OIL (BBLs)	ROYALTY INTEREST	Apr 24		554.14	40.27	22,316.60	0.00688113	0.01250338	6.93	279.03
	Venture/DOI: 120552-00003									
	PRODUCTION TAX	Apr 24				(1,673.75)	0.00688113	0.01250338		(20.93)
							Total MANU. PLANT CONDENSATE		6.93	258.10
	ROYALTY INTEREST	Apr 24		13,620.01	83.41	1,136,030.06	0.00688113	0.01250338	170.30	14,204.22
	Venture/DOI: 120552-00002									
	PRODUCTION TAX	Apr 24				(52,257.38)	0.00688113	0.01250338		(653.40)
	ENVIRONMENTAL TAX	Apr 24				(85.12)	0.00688113	0.01250338		(1.06)
							Total OIL (BBLs)		170.30	13,549.76
RESIDUE GAS (MCF)	ROYALTY INTEREST	Apr 24	1.0140	23,737.79	1.23	29,179.62	0.00688113	0.01250338	296.80	364.84
	Venture/DOI: 120552-00004									
	ENVIRONMENTAL TAX	Apr 24				(13.70)	0.00688113	0.01250338		(0.17)
	OTHER	Apr 24				14,603.85	0.00688113	0.01250338		0.00
	GATHERING	Apr 24				(10,656.01)	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Apr 24				(14,603.85)	0.00688113	0.01250338		0.00
	PRODUCTION TAX	Apr 24				0.00	0.00688113	0.01250338		(22.03)
							Total RESIDUE GAS (MCF)		296.80	342.64
							Total Property			15,066.38

Property:053023-01SEIFERT C 11H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES

ALL PLANT PRODUCTS										
	ROYALTY INTEREST	Apr 24	4,681.82	20.09	94,065.23	0.00688113	0.01250338	58.54	1,176.13	
	Venture/DOI: 120553-00004									
	OTHER PRE TAX	Apr 24			(70,079.81)	0.00688113	0.01250338		0.00	
	OTHER	Apr 24			70,079.81	0.00688113	0.01250338		0.00	
	PRODUCTION TAX	Apr 24			(1,263.84)	0.00688113	0.01250338		(82.00)	
	PROCESSING	Apr 24			(5,870.26)	0.00688113	0.01250338		0.00	
	ENVIRONMENTAL TAX	Apr 24			(5.31)	0.00688113	0.01250338		(0.06)	
						Total ALL PLANT PRODUCTS		58.54	1,094.07	
MANU. PLANT CONDENSATE										
	ROYALTY INTEREST	Apr 24	530.91	40.27	21,381.00	0.00688113	0.01250338	6.64	267.33	
	Venture/DOI: 120553-00003									
	PRODUCTION TAX	Apr 24			(1,603.58)	0.00688113	0.01250338		(20.05)	
						Total MANU. PLANT CONDENSATE		6.64	247.28	
OIL (BBLs)										
	ROYALTY INTEREST	Apr 24	16,147.03	83.41	1,346,805.88	0.00688113	0.01250338	201.89	16,839.62	
	Venture/DOI: 120553-00002									
	PRODUCTION TAX	Apr 24			(61,953.07)	0.00688113	0.01250338		(774.62)	
	ENVIRONMENTAL TAX	Apr 24			(100.92)	0.00688113	0.01250338		(1.26)	
						Total OIL (BBLs)		201.89	16,063.74	
RESIDUE GAS (MCF)										
	ROYALTY INTEREST	Apr 24	1.0160	29,002.86	1.23	35,740.33	0.00688113	0.01250338	362.63	446.87
	Venture/DOI: 120553-00004									

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs



Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
ENVIRONMENTAL TAX	Apr 24				(16.65)	0.00688113	0.01250338		(0.21)
PRODUCTION TAX	Apr 24				0.00	0.00688113	0.01250338		(26.83)
OTHER PRE TAX	Apr 24				(17,076.17)	0.00688113	0.01250338		0.00
GATHERING	Apr 24				(13,693.90)	0.00688113	0.01250338		0.00
OTHER	Apr 24				17,076.17	0.00688113	0.01250338		0.00
						Total RESIDUE GAS (MCF)		362.63	419.83
						Total Property			17,824.92

Property:053024-01SEIFERT C 12H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES

ALL PLANT PRODUCTS									
ROYALTY INTEREST	Apr 24	6,217.40	20.45	127,164.21	0.00688113	0.01250338	77.74	1,589.98	
Venture/DOI: 120554-00004									
OTHER	Apr 24			93,065.14	0.00688113	0.01250338		0.00	
OTHER PRE TAX	Apr 24			(93,065.14)	0.00688113	0.01250338		0.00	
PROCESSING	Apr 24			(7,795.64)	0.00688113	0.01250338		0.00	
ENVIRONMENTAL TAX	Apr 24			(7.05)	0.00688113	0.01250338		(0.09)	
PRODUCTION TAX	Apr 24			(1,835.13)	0.00688113	0.01250338		(110.87)	
					Total ALL PLANT PRODUCTS			77.74	1,479.02
MANU. PLANT CONDENSATE									
ROYALTY INTEREST	Apr 24	685.94	40.27	27,624.39	0.00688113	0.01250338	8.58	345.40	
Venture/DOI: 120554-00003									
PRODUCTION TAX	Apr 24			(2,071.83)	0.00688113	0.01250338		(25.91)	
					Total MANU. PLANT CONDENSATE			8.58	319.49
OIL (BBLs)									
ROYALTY INTEREST	Apr 24	21,648.52	83.41	1,805,678.86	0.00688113	0.01250338	270.68	22,577.09	
Venture/DOI: 120554-00002									
PRODUCTION TAX	Apr 24			(83,061.23)	0.00688113	0.01250338		(1,038.54)	
ENVIRONMENTAL TAX	Apr 24			(135.30)	0.00688113	0.01250338		(1.69)	
					Total OIL (BBLs)			270.68	21,536.86
RESIDUE GAS (MCF)									
ROYALTY INTEREST	Apr 24	1.0190	35,738.18	1.24	44,178.96	0.00688113	0.01250338	446.85	552.39
Venture/DOI: 120554-00004									
ENVIRONMENTAL TAX	Apr 24			(20.45)	0.00688113	0.01250338		(0.26)	
OTHER	Apr 24			20,777.32	0.00688113	0.01250338		0.00	
GATHERING	Apr 24			(17,121.27)	0.00688113	0.01250338		0.00	
PRODUCTION TAX	Apr 24			0.00	0.00688113	0.01250338		(33.07)	
OTHER PRE TAX	Apr 24			(20,777.32)	0.00688113	0.01250338		0.00	
					Total RESIDUE GAS (MCF)			446.85	519.06
					Total Property				23,854.43

Property:053025-01SEIFERT C 13H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES

ALL PLANT PRODUCTS									
ROYALTY INTEREST	Apr 24	9,370.61	19.79	185,432.61		0.00688113	0.01250338	117.16	2,318.54
Venture/DOI: 120555-00004									

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

		Production Date	Property Values				Owner Share			
Type			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
	PROCESSING	Apr 24				(11,749.27)	0.00688113	0.01250338		0.00
	OTHER	Apr 24				140,263.98	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Apr 24				(140,263.98)	0.00688113	0.01250338		0.00
	PRODUCTION TAX	Apr 24				(2,331.58)	0.00688113	0.01250338		(161.67)
	ENVIRONMENTAL TAX	Apr 24				(10.81)	0.00688113	0.01250338		(0.13)
MANU. PLANT CONDENSATE						Total ALL PLANT PRODUCTS		117.16	2,156.74	
	ROYALTY INTEREST	Apr 24		1,342.83	40.27	54,078.96	0.00688113	0.01250338	16.79	676.17
Venture/DOI: 120555-00003										
	PRODUCTION TAX	Apr 24				(4,055.92)	0.00688113	0.01250338		(50.71)
						Total MANU. PLANT CONDENSATE		16.79	625.46	
OIL (BBLs)										
	ROYALTY INTEREST	Apr 24		28,804.79	83.41	2,402,575.41	0.00688113	0.01250338	360.16	30,040.32
Venture/DOI: 120555-00002										
	ENVIRONMENTAL TAX	Apr 24				(180.03)	0.00688113	0.01250338		(2.25)
	PRODUCTION TAX	Apr 24				(110,518.47)	0.00688113	0.01250338		(1,381.85)
						Total OIL (BBLs)		360.16	28,656.22	
RESIDUE GAS (MCF)										
	ROYALTY INTEREST	Apr 24	1.0210	50,927.79	1.24	63,055.53	0.00688113	0.01250338	636.77	788.41
Venture/DOI: 120555-00004										
	ENVIRONMENTAL TAX	Apr 24				(29.40)	0.00688113	0.01250338		(0.37)
	OTHER PRE TAX	Apr 24				(31,608.19)	0.00688113	0.01250338		0.00
	GATHERING	Apr 24				(22,971.68)	0.00688113	0.01250338		0.00
	OTHER	Apr 24				31,608.19	0.00688113	0.01250338		0.00
	PRODUCTION TAX	Apr 24				0.00	0.00688113	0.01250338		(47.61)
						Total RESIDUE GAS (MCF)		636.77	740.43	
						Total Property			32,178.85	

Property:053026-01

SEIFERT C 14H, SURVEY/ABSTRACT: MCLANE NEEL/189, State: TX, County: KARNES

ALL PLANT PRODUCTS	ROYALTY INTEREST	Apr 24		8,178.14	19.85	162,314.95	0.00688113	0.01250338	102.25	2,029.49
	Venture/DOI: 120556-00006									
	PRODUCTION TAX	Apr 24				(2,068.35)	0.00688113	0.01250338		(141.51)
	PROCESSING	Apr 24				(10,254.10)	0.00688113	0.01250338		0.00
	OTHER	Apr 24				122,414.49	0.00688113	0.01250338		0.00
	OTHER PRE TAX	Apr 24				(122,414.49)	0.00688113	0.01250338		0.00
	ENVIRONMENTAL TAX	Apr 24				(9.34)	0.00688113	0.01250338		(0.11)
							Total ALL PLANT PRODUCTS		102.25	1,887.87
MANU. PLANT CONDENSATE	ROYALTY INTEREST	Apr 24		1,059.67	40.27	42,675.38	0.00688113	0.01250338	13.25	533.59
	Venture/DOI: 120556-00005									
	PRODUCTION TAX	Apr 24				(3,200.65)	0.00688113	0.01250338		(40.02)
						Total MANU. PLANT CONDENSATE			13.25	493.57
OIL (BBLs)	ROYALTY INTEREST	Apr 24		26,108.10	83.41	2,177,647.35	0.00688113	0.01250338	326.44	27,227.96

Represented Unit of Measure: Gas=MCFs, Plant Products=BBLs,except ND=GALs, Oil=BBLs

Operator PDEV01 DEVON ENERGY PRODUCTION COMPANY, L.P.

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	227,568.69	(10,458.32)	(16,039.17)		201,071.20



***Production***

13 WELL MINERAL/ROYALTY PACKAGE Eagle Ford 2 FORMATION  
DEWITT AND KARNES COUNTIES, TX  
FIELD NAME: Eagleville PRODUCING FORMATION: Eagle Ford-2

OPERATOR: Devon Energy Production, LP, 333 West Sheridan Avenue, Oklahoma City, OK 73102, 405-235-3611  
Dewitt and Karnes Counties, Texas

Legal Description: N. McLane Survey, A-654

EMAIL: DevonDirect@devn.com

Property/Well Name	Completion Interval (Feet to Feet)	Completion Date	Facility Type	Operated (Y/N)	Well Type	API Number	State Well ID Number	Producing Formation	Estimated plugged back TD (feet)	Cum Production 8/8ths Oil (BBL)	Cum Production 8/8ths Gas (MCF)	Average Daily Production Last 4 months - Oil (BBL)	Average Daily Production Last 4 months - Gas (MCF)
Seifert C 10H	13,020' - 20,636'	4/11/2024	Well	N	Oil	42-255-37822	10170	Eagle Ford-2	12,954' (TVD); 20,753'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 11H	13,060' - 20,548'	4/11/2024	Well	N	Oil	42-255-37825	10170	Eagle Ford-2	12,964' (TVD); 20,137'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 12H	13,000' - 20,505'	4/11/2024	Well	N	Oil	42-255-37824	10170	Eagle Ford-2	12,940' (TVD); 20,624' (TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 13H	12,953' - 20,017'	4/11/2024	Well	N	Oil	42-255-37825	10170	Eagle Ford-2	12,964' (TVD); 20,137' (TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 14H	12,960' - 20,557'	4/11/2024	Well	N	Oil	42-255-37826	10170	Eagle Ford-2	12,972' (TVD); 20,673'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 3H	13,265' - 20,344'	1/30/2014	Well	N	Oil	42-123-33200	10170	Eagle Ford-2	12,963' (TVD); 20,462'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 4H	12,876' - 20,324'	9/10/2013	Well	N	Oil	42-123-33201	10170	Eagle Ford-2	12,961' (TVD); 20,433'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 5H	12,876' - 20,324'	7/18/2013	Well	N	Oil	42-123-33202	10170	Eagle Ford-2	12,968' (TVD); 20,444'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 6H	12,855' - 20,351'	9/20/2014	Well	N	Oil	42-123-33236	10170	Eagle Ford-2	12,935' (TVD); 20,472'(TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 7H	13,040' - 15,709'	1/16/2014	Well	N	Oil	42-123-33240	10170	Eagle Ford-2	12,768' (TVD); 15,825' (TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 8H	12,862' - 15,362'	1/16/2014	Well	N	Oil	42-123-33241	10170	Eagle Ford-2	12,777' (TVD); 15,567' (TMD)	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H	See Seifert C 1H
Seifert C 1H	13,035' - 20,350'	11/10/2011	Well	N	Oil	42-123-32532	10170	Eagle Ford-2	12,931' (TVD); 20,443' (TMD)	2,517,499	59,850,018	3,266.46	7,097
Seifert B-Seifert C SA 1 1H	13,085' - 17,910'	4/11/2024	Well	N	Oil	42-255-37840	12764	Eagle Ford-2	13,037' (TVD); 18,045' (TMD)	63,799	212,878	1049	3501
totals										2,581,298	60,062,896	4,316	10,598



# *Misc. Info*





138428

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

**MINERAL DEED**

**STATE:** Texas

**COUNTIES:** Karnes & DeWitt

**GRANTOR:** Manti, LP, a Texas limited partnership

Grantor's Mailing Address: 2 Riverway, Suite 1100, Houston, Texas 77056

**GRANTEE:** Maven Royalty 2, LP, a Delaware limited partnership

Grantee's Mailing Address: 620 Texas Street, Suite 300, Shreveport, Louisiana 71101

**EFFECTIVE DATE:** November 1, 2021

For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by this Mineral Deed (the "Deed"), Grantor (whether one or more), named above, has granted, sold, conveyed, assigned and delivered, and by these presents does grant, sell, convey, assign, set over and deliver unto Grantee (whether one or more), named above, **ALL** of Grantor's right, title and interest in and to all oil, gas, and other minerals, in, on and under and that may be produced from or attributable to the following land or lands (the "Lands") in Karnes County and DeWitt County, Texas, to wit:

**133.1 acres located in the Seifert C Unit, being more particularly described as Tract 1A in that certain Designation of Unit recorded at Volume 1021, Page 153 of the Official Records of Karnes County, Texas and in Volume 390, Page 654 of the Official Public Records of DeWitt County, Texas. Reference is made to said unit designation and real property records for description purposes only and is not intended to limit this Mineral Deed to any particular depth, formation, horizon or zone.**

The interest conveyed herein shall be limited to the mineral interest owned by Grantor and does not include working interest, net revenue interest attributable to the working interest, or overriding royalty interest.

The Lands subject to this Deed also include all strips, gores, roadways, water bottoms and other lands adjacent to or contiguous with the Lands specifically described above and owned or claimed by Grantor. If the description above proves incorrect in any respect or does not include these adjacent or contiguous lands, Grantor shall, without additional consideration, execute,

acknowledge, and deliver to Grantee, its successors and assigns, such instruments as are useful or necessary to correct the description and evidence such correction in the appropriate public records.

For the same consideration, Grantor also sells, assigns, transfers, and conveys to Grantee, its successors and assigns, by this Deed (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) each valid and subsisting oil, gas, and/or other mineral lease evidenced in the public records of the above-named county, insofar as it covers the Lands (and this conveyance is made subject to each lease, insofar as it covers the Lands), together with all 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 lease, insofar as it covers the Lands; and (iii) all royalties, revenues, payments, accounts, suspended funds, refunds, interest on overdue payments, and other things of value payable by any lessee, operator, purchaser of production, seller of production, or other person, with respect to any oil, gas and/or other minerals produced from, or attributable to, the Lands after the Effective Date of this Deed.

Grantor and Grantee agree that any claims for overpayment of royalties for production prior to Effective Date shall be the responsibility of Grantor and that any payments received by Grantee for underpayment of royalties attributable to production prior to Effective Date shall be paid by Grantee to Grantor.

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. Grantor agrees that Grantee shall have the right at any time to redeem for 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.

In this instrument, "including" and "includes" means "including, but not limited to"; "other minerals" includes coal, lignite, uranium, sulphur, iron ore, and every other "mineral" now or hereafter recognized as such under the laws of Texas; the plural includes the singular, and vice versa; each gender includes the other; and references to "Grantors" includes "Grantors, or any of them."

By execution of this instrument, Grantor also authorizes and directs all persons responsible for paying and/or delivering the royalties subject to this instrument (the "subject royalties") to commence paying and/or delivering the subject royalties to Grantee in accordance with this instrument. Grantor warrants and represents to each such person and to that person's heirs, successors, assigns and legal representatives that, prior to making this conveyance, Grantor was the lawful owner of the subject royalties and that Grantor has not heretofore conveyed the subject royalties to any other person. Grantor shall indemnify and hold each person responsible for paying and/or delivering the subject royalties, and that person's heirs, successors, assigns and legal representatives harmless from and against any lawful claims to the subject royalties of Grantor.

**STATUTORY NOTICE: TEXAS PROPERTY CODE §5.151 "BY EXECUTING AND DELIVERING THIS INSTRUMENT YOU ARE SELLING ALL OR A PORTION OF**

**YOUR MINERAL INTEREST AS DESCRIBED HEREIN”.**

TO HAVE AND TO HOLD the above-described Lands and rights, together with all and singular the rights and appurtenances thereto in any wise belonging, together with complete transfer and subrogation of all rights and actions of warranty against all former proprietors of the property conveyed, together with all rights of prescription, whether liberative or acquisitive, to which said Grantor may be entitled, unto said Grantee, and Grantee’s heirs, successors, administrators, executors and assigns forever, and Grantor does hereby bind himself and his, herself and her, itself and its, and/or themselves and their (as the case may be) heirs, successors, administrators, executors and assigns to warrant and forever defend all and singular, the said Lands and rights unto the said Grantee, and Grantee’s heirs, successors, administrators, executors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof as it regards acts by, through, and under Grantor but not otherwise. Grantor does hereby warrant that the interest herein conveyed covers all depths and all formations.

This Mineral Deed is expressly made subject to, and incorporates by reference, the terms of that certain Purchase and Sale Agreement (the “Agreement”) between Grantor and Grantee dated November 8, 2021. Capitalized terms used, but not otherwise defined herein, are defined in the Agreement. The delivery of this Mineral Deed shall not affect, enlarge, diminish, or otherwise impair any of the representations, warranties, covenants, indemnities, terms, or provisions of the Agreement. The representations, warranties, covenants, indemnities, terms, and provisions contained in the Agreement shall not be merged with or into this Mineral Deed but shall survive the execution and delivery of this Mineral Deed to the extent, and in the manner, set forth in the Agreement. In the event of an express conflict between this Mineral Deed and the Agreement, then the terms and conditions of the Agreement shall control. Grantee shall retain a fully executed copy of the Agreement at its principal place of business.

This instrument may be executed in one or more counterparts or in multiple originals, either one of which shall be deemed valid, and when taken together shall constitute one instrument. All additions, changes, deletions, or attachments to this instrument are recognized by Grantors as having been made prior to its execution and acknowledgment.

[THIS SPACE INTENTIONALLY BLANK; SIGNATURES FOLLOW.]

**After recording, please forward this original recorded document to:**

## FILED AND RECORDED

**Instrument Number: 202100004461**

Filing and Recording Date: 12/06/2021 12:02:00 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL RECORDS of Karnes County, Texas.



Carol Swize, County Clerk  
Karnes County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

mrios

FILED AND RECORDED

**INSTRUMENT NUMBER: 138428**

FILED ON: DECEMBER 28, 2021 AT 01:50pm

THIS INSTRUMENT CONTAINED 6 PAGES AT FILING

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of DeWitt County, Texas.



Natalie Carson, County Clerk  
DeWitt County, Texas



lithium, uranium, bauxite, and any other non-hydrocarbon minerals or hard minerals. If it is unclear as to whether a mineral is reserved to Grantor, this paragraph shall be interpreted as reserving same.

This Deed is made subject to any existing oil and gas lease on the Property now of record which is valid and in force and effect as of the Effective Date of this Deed and is further subject to all conveyances of record.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto and anywise belonging unto Grantee, its successors and assigns forever.

Grantee is taking the property in its AS IS condition. Grantor makes no warranties or representations as to fitness or condition. Grantee acknowledges and stipulates that Grantee is relying on its inspections, and not in reliance on any representations or warranties by Grantor as to fitness or condition. **This Conveyance is made expressly without warranty.**

This Deed is signed by Grantor as of the date of acknowledgment of Grantor’s signature below but is effective for all purposes as of the Effective Date stated above.

This instrument may be executed in one or more counterparts or in multiple originals, either one of which shall be deemed valid, and when taken together shall constitute one instrument. All additions, changes, deletions, or attachments to this instrument are recognized by Grantor as having been made prior to its execution and acknowledgment.

**BY EXECUTING AND DELIVERING THIS INSTRUMENT YOU ARE SELLING ALL OR A PORTION OF YOUR MINERAL OR ROYALTY INTEREST AS DESCRIBED HEREIN.**

GRANTOR:

[Redacted Signature]

By: [Redacted Signature]

[Redacted Signature]

DIRECT ACKNOWLEDGEMENT

STATE OF LOUISIANA  
PARISH OF CADDO

This instrument was acknowledged before me on this the 29<sup>th</sup> of July, 2024, by [Redacted Signature]

IN WITNESS HEREOF, I have hereunto set my hand and official seal on the day and year first above written.

Notary Public for the State of Louisiana

BRAD E. WILKERSON, NOTARY PUBLIC  
BAR ROLL No. 30120  
STATE OF LOUISIANA  
MY COMMISSION IS FOR LIFE





FILED AND RECORDED

**INSTRUMENT NUMBER: 149135**

FILED ON: AUGUST 12, 2024 AT 08:22am

THIS INSTRUMENT CONTAINED 3 PAGES AT FILING

I hereby certify that this instrument was FILED on the date and time stamped hereon  
and RECORDED in the OFFICIAL PUBLIC RECORDS of DeWitt County, Texas.



**Natalie Carson, County Clerk  
DeWitt County, Texas**

KOGLESBY

Return To:

## FILED AND RECORDED

**Instrument Number: 202400002266**

Filing and Recording Date: 08/21/2024 10:51:09 AM Pages: 4 Recording Fee: \$33.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL RECORDS of Karnes County, Texas.



Carol Swize, County Clerk  
Karnes County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

mrios



# ***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.

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**MINERAL DEED**

STATE OF TEXAS

§

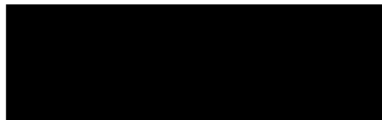
COUNTY OF KARNES & DEWITT

§

§

**Effective Date:** September 1, 2024

**Grantor:**



**Grantee:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property:** 133.1 acres located in the Seifert C Unit, being more particularly described as Tract 1A in that certain Designation of Unit recorded at Volume 1021, Page 153 of the Official Records of Karnes County, Texas and in Volume 390, Page 654 of the Official public Records of DeWitt County, Texas. Reference is made to said unit designation and real property records for description purposes only and is not intended to limit this Mineral Deed to any particular depth, formation, horizon or zone.

**Conveyance:** For and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by this Mineral and Royalty Deed (the "**Deed**"), subject to the reservations and limitations contained herein, Grantor does hereby grant, sell, convey, assign, set over and deliver unto Grantee (whether one or more), an undivided **1/5 (one-fifth)** of Grantor's interest in and to all oil, gas and associated liquid or liquifiable hydrocarbons, including royalty, overriding royalty, unit interests and mineral interests of whatever nature, in, on and under and that may be produced from or attributable to the interest in the Property (defined above) acquired by Grantor by virtue of that certain Mineral & Royalty Deed from [REDACTED], dated effective August 1, 2024 and recorded on August 12, 2024, Instrument Number 149135 in the Official Public Records of DeWitt County, Texas and Instrument Number 202400002266 recorded on August 21, 2024 in the Official Records of Karnes County, Texas (the "[REDACTED] **Deed**"), subject to all conveyances of record, including without limitation any existing NPRI burdens.

**It is the intent of Grantor to convey 1/5th of the interest it acquired in the Property (defined above) via the [REDACTED] Deed.**

**This deed is limited to only such mineral and royalty interests, revenues and benefits associated with production attributable to the Property, together with any interests in any vertical wells (if any) located within the lateral boundaries of the Property, but this Deed should not be construed as an assignment of wellbore only.**

Lot \_\_\_\_\_

Notwithstanding anything to the contrary herein contained, this conveyance is limited to oil, gas, and associated liquid or liquifiable hydrocarbons or their byproducts, and such sulphur as may be produced therewith. This conveyance does NOT include, and there is hereby reserved unto Grantor, its successors and assigns, all other minerals, including coal, iron ore, lignite, lithium, uranium, bauxite, and any other non-hydrocarbon minerals or hard minerals. If it is unclear as to whether a mineral is reserved to Grantor, this paragraph shall be interpreted as reserving same.

This Deed is made subject to any existing oil and gas lease on the Property now of record which is valid and in force and effect as of the Effective Date of this Deed and is further subject to all conveyances of record.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto and anywise belonging unto Grantee, its successors and assigns forever.

The interests conveyed herein are conveyed without warranty, express or implied, and all covenants that may arise under common law or the statutory implied covenants contained in Section 5.023 of the Texas Property Code are hereby disclaimed.

This Deed is signed by Grantor as of the date of acknowledgement of Grantor's signature below but is effective for all purposes as of the Effective Date stated above and therefore Grantee is entitled to the interests conveyed hereby on and after the Effective Date, but not before. Notwithstanding the above, all ad valorem taxes and other property taxes attributable to the interests conveyed herein for the 2024 calendar year shall be the sole responsibility of Grantee. Grantee represents to Grantor that Grantee has taken into account the liability for such ad valorem taxes and property taxes in determining the consideration paid herein.

**BY EXECUTING AND DELIVERING THIS INSTRUMENT YOU ARE SELLING ALL OR A PORTION OF YOUR MINERAL OR ROYALTY INTEREST AS DESCRIBED HEREIN.**

[REDACTED]

DIRECT ACKNOWLEDGEMENT

STATE OF KANSAS  
COUNTY OF SEDGWICK

This instrument was acknowledged before me on this the \_\_\_\_\_ of \_\_\_\_\_ 2024, by

[REDACTED]

IN WITNESS HEREOF, I have hereunto set my hand and official seal on the day and year first above written.

\_\_\_\_\_  
Signature of Notary

SEAL

\_\_\_\_\_  
Name of Notary

Lot \_\_\_\_\_