# MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 5773 Data Package Sec 31-6S-25W

Open Minerals in Graham County, KS

In this Document:

Summary
Misc.
Outgoing Conveyance



### **BidEx Lot #5773**

**Lease Name:** Graham Open Minerals 31-6S-25W

County/State: Graham, KS

**Asset Type:** Open Minerals

**Legal Description:** SW/4 Sec 31-6S-25W (8.333328 NMA) & W/2

SE/4 Sec 31-6S-25W (4.166664 NMA)

**Acres:** 12.499992 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.



## SPECIAL WARRANTY DEED AND ASSIGNMENT OF LEASES AND ROYALTY INTERESTS

	This	indentu	re is	made o	n the	18 day	of Oct	cober,	1982
by a	nd be	tween					3	nusband	and
wife	, Gran	ntors, ar	nd					Trus	tees
U/T/	A dat	ed Augu	st 19,	1982	F/B/C			Grant	ees,
(mai	ling	address	of sa	id Gra	ntees	is			

#### WITNESSETH:

Grantors in consideration of the sum of ten dollars and other valuable consideration to them paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, do by these presents, sell and convey unto Grantees, their successors and assigns, all of their undivided interest in and to the following described real property situated in Graham County, Kansas, to wit:

All of the Southwest Quarter (SW 1/4) of Section 31, Township 6 North, Range 25 West, and all of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 31, Township 6 North, Range 25 West, all in Graham County, Kansas;

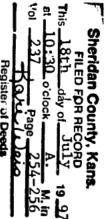
Subject to any easements, rights-of-way, agreements, restrictions, reservations, covenants and encumbrances of record and subject to any existing leases;

including all of Grantors' right, title and interest in and to the oil, gas, coal, liquite and other minerals in, on or under, or that may be produced from, the above-described property and all of Grantors' right, interest and estate under and by virtue of any oil and gas lease or other mineral lease now or hereafter existing on the above-described property or any part thereof including all rents, royalties and bonuses accruing or to accrue.

TO HAVE AND TO HOLD the aforesaid premises and interests, with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or anywise appertaining unto Grantees and their successors and assigns forever; and Grantors hereby covenanting that the said premises and interests are free and clear from any encum-

# IN THE DISTRICT COURT OF SHERIDAN COUNTY, KANSAS

In the Matter of the Estate of Deceased	)	No	91-1-20



ORDER ADMITTING AUTHENTICATED COPY OF FOREIGN WILL TO PROBATE AND RECORD
On, 1997, comes on for hearing the Petition to Admit Foreign Will of to probate and record, filed herein by
Petitioner appears in person and by attorneys, Lathrop & Gage L.C. There are no other appearances.
After examining the files, hearing the evidence, statements and arguments of counsel, and being duly advised in the premises, the Court finds:
1. Due diligence has been exercised in the search for names, ages, relationships and residences and addresses of heirs, devisees and legatees, and notice of this hearing has been given as required by law and the Order of this Court, and proof thereof has been duly filed herein and is hereby approved.
2. The allegations of the Petition are true.
3. The Petitioner has an interest in decedent's Estate as a co-personal representative under the Last Will and Testament of deceased.
4. died testate at Kansas City, Missouri, on February 10, 1996; more than six months have expired since the date of death; at the time of death decedent was a resident of Jackson County, Missouri, and of the United States.
5. Testator left a Last Will and Testament, dated August 19, 1982, which was duly executed, proved and admitted to probate according to the laws of Missouri, on June 17, 1996, in the probate Court of Jackson County, Missouri; a duly authenticated partial transcript of proceedings in the deceased, from the Probate Court of Jackson County, Missouri, is filed herein and the order of the Court is still in full force and effect.
6. Testator left the following described mineral interests in Sheridan and Graham Counties,

Kansas:

(a) Undivided 1/4 Mineral Interest in Section 16, Township 6, Range 27, Sheridan County, Kansas; and

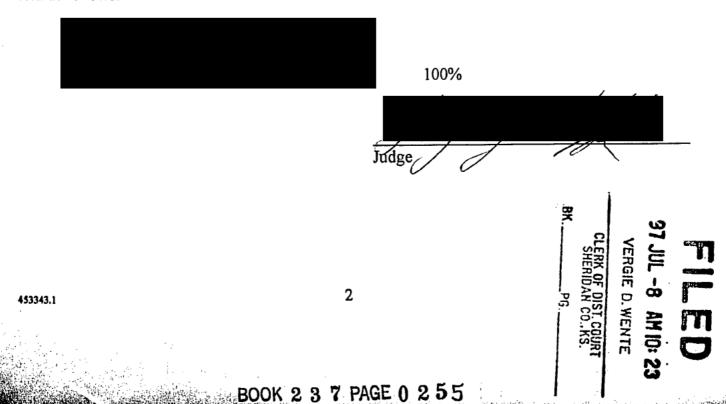
453343.1

- (b) .0520833 Mineral Interest in the SW 1/4 of Section 31, Township 65, Range 25W, Graham County, Kansas.
  - 7. All taxes imposed by the State of Kansas have been paid.
  - 8. No administration of the estate in Kansas is necessary.
- 9. The Last Will and Testament of the decedent is construed to distribute the estate as a part of the residue as follows:

#### IT IS HEREBY CONSIDERED, ORDERED, ADJUDGED AND DECREED:

- (A) The above findings are hereby made a part of the order and decree of this Court.
- (B) The above-authenticated copy of the Last Will and Testament of deceased, is hereby admitted to probate and record in the District Court of Sheridan County, Kansas.
- (C) The following-described mineral interests in Sheridan and Graham Counties, Kansas, to wit:
  - (1) Undivided 1/4 Mineral Interest in Section 16, Township 6, Range 27, Sheridan County, Kansas; and
  - (2) .0520833 Mineral Interest in the SW 1/4 of Section 31, Township 65, Range 25W, Graham County, Kansas.

subject to any lawful disposition heretofore made are assigned pursuant to the terms of decedent's Will as follows:





# 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.

The conveyance will be adjusted based on the number of net mineral acres purchased.

#### MINERAL DEED

Grants and Conveys to
All of Grantor's 0.0520833 interest in and to the oil, gas, and other minerals in and under the following described Land in Graham County, Kansas:
Southwest Quarter (SW/4) of Section Thirty-one (31), Township Six (6) South, Range Twenty-five (25) West of the 6 <sup>th</sup> P.M., Graham County, Kansas
This Deed is made and executed and delivered without warranty of any kind and no warranty shall be implied.
No real estate validation questionnaire is required pursuant to K.S.A. 79-1437e(6) – Minerals
For the sum of: \$10.00 and other good and valuable consideration.
Executed thisday of, 2025 but effective as of February 1, 2025.
The remainder of this page left intentionally blank. Signature pages to follow

, Successor Co-Trustee	, Successor Co-Trustee
, Successor Co-Trustee	
STATE OF, COUNTY OF _	
Acknowledged before me this	day of, 2025, by
	Notary Public
Appointment Expires	
STATE OF, COUNTY OF _	
Acknowledged before me this	_ day of, 2025, by
	Notary Public
Appointment Expires	
TATE OF, COUNTY OF _	
Acknowledged before me this	day of, 2025, by
	Notary Public
Appointment Expires	