

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 5945 Data Package **Sec 31-24S-57W**

Open Minerals in
Otero County, CO

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Summary

BidEx Lot #5945

Lease Name:	Otero, CO Open Minerals 31-24S-57W
County/State:	Otero, CO
Asset Type:	Open Minerals
Legal Description:	Lot 3, Lot 4, E/2 SW/4, SE/4 of Section 31, Township 24 South, Range 57 West
Acres:	1.5 NMA

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.



Misc. Info





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1 of 1

1/24/2022 2:24 PM
RS13.00 D\$0.00

Lynda K Scott
Otero County Clerk

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That [REDACTED] whose address is [REDACTED] hereinafter called Grantor, for and in consideration of the sum of TEN AND MORE DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby, grant, bargain, sell and convey, transfer, assign and deliver unto:

[REDACTED]

hereinafter called Grantee, **12.5 NMA OF GRANTOR'S UNDIVIDED RIGHT, TITLE AND INTEREST** in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated in **Otero County**, located in the **State of Colorado**, to-wit:

7.50 NMA in E/2 NW/4 and 165 feet of the W/2 of the NW/4 in Section 14, Township 23 South, Range 55 West

5.00 NMA in Lot 3, Lot 4, E/2 SW/4, SE/4 of Section 31, Township 24 South, Range 57 West

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

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the Effective Date hereof, precisely as if the Grantee herein had been at the date of the making of said lease, the owner of a similar undivided interest in and to the land described and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgages, taxes or other liens on the above-described land, upon default in payment by the Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD the above described property and easement with all and singular, the rights, privileges, and appurtenances thereunto or in any wise belonging to said Grantee herein, its successors and assigns forever, and Grantor does hereby warrant said title to Grantee, its successors and assigns, forever, and does hereby agree to defend all and singular the said property unto the said Grantee herein, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS Grantor's hand this 8th day of December, 2021, but effective the 1st day of December, 2021.

[REDACTED]

STATE OF TEXAS

COUNTY OF COLLIN

On this 8th day of December, 2021, before me, the undersigned, a Notary Public, in and for said County and State aforesaid personally appeared: [REDACTED] known to me to be the identical person who subscribed the name thereof to the foregoing instrument and acknowledge to me that they executed the same as a free and voluntary act and deed and for the uses and purposes therein set forth.

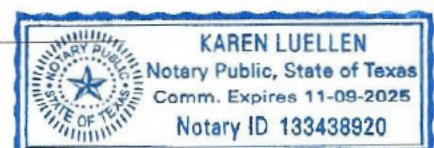
Given under my hand and seal of office the day and year last above written.

Notary Public:

[REDACTED]

My Commission Expires:

11-9-25





Conveyance Document

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That, _____, hereinafter called GRANTOR, for and in consideration of the sum of TEN & MORE dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto

hereinafter called GRANTEE, an undivided 1.5 net mineral acres of GRANTOR's right, title and interest in and to 1.5 net mineral acres of the oil, gas and other minerals in and under and that may be produced from the described lands in Exhibit "A," in OTERO COUNTY, STATE OF COLORADO, to-wit:

SEE EXHIBIT "A." ATTACHED HERETO

(It is GRANTOR'S intent to ONLY convey an undivided 1.5 net mineral acre of its interest owned as of the Effective Date, in and to those sections of land shown on Exhibit "A")

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

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said GRANTEE shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the GRANTEE herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described and GRANTEE one of the lessors therein.

GRANTOR agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that GRANTEE herein shall have the right at any time to redeem for said GRANTOR by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by GRANTOR, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD the above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein their heirs, successors, personal representatives, administrators, executors, and assigns forever.

EXHIBIT “A”

Attached to and made a part of that certain Mineral Deed dated _____ by and between [REDACTED], as Grantor, and _____, as Grantee, covering lands in Otero County, Colorado.

County	Legal Description	Net Mineral Acres
Otero	Lot 3, Lot 4, East Half of the Southwest Quarter (E/2 SW/4) and Southeast Quarter (SE/4) of Section 31, Township 24 South, Range 57 West, Otero County, Colorado	1.50

(It is the specific intent of this document and the Grantor to ONLY convey an undivided (1.50) net mineral acres in the aforementioned section to the Grantee)

End of EXHIBIT “A”