

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 6003 Data Package

T.J. Jordan Survey

Open Minerals in
Hill County, TX

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BidEx Lot #6003

Lease Name:	Hill, TX Open Minerals
County/State:	Hill, TX
Asset Type:	Open Minerals
Legal Description:	See below
Net Mineral Acres:	2.0833 NMA
Gross Mineral Acres:	25.0

Legal Description: Part of the T.J. Jordan Survey described as follows: Beginning at the Northwest corner of the Hightower 25 acre tract, being the Northwest corner of the 2nd tract herein described; thence North 30 deg. West 336 vrs. to corner; thence North 60 deg. East 420 vrs. to corner; thence South 30 deg. East 336 vrs. to corner in Hightower's line; thence South 60 deg. West 420 vrs. to the beginning, containing 25 acres of land.

Being the same property conveyed to Phoenix Mutual Life Insurance Company by the following deeds: deed dated April 20, 1931, and recorded in Vol. 256, Page 196; and deed dated August 1, 1933, and recorded in Vol. 261, Page 631, both in the office of the Clerk of the County Court of Hill County, Texas.

All in Hill County, Texas

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



QUIT CLAIM MINERAL DEED

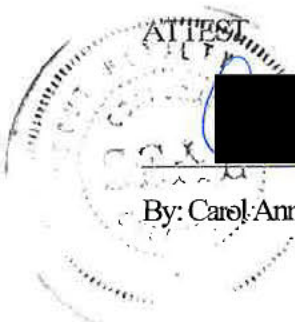
THIS DEED, made this 15th day of January, 2011, but effective as of January 1, 2011, between SCOUT ROYALTY CORP., an Oklahoma corporation, whose legal address is P. O. Box 1348, Edmond, Oklahoma 73083-1348, "party of the first part", and [redacted] "party of the second part".

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00), to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and by these presents does hereby remise, release, sell, convey and QUIT CLAIM, unto the said party of the second part, its successors and assigns forever, an undivided 1/3rd (one-third) of any and all the right, title, interest, claim and demand which the said party of the first part owns in any oil, gas and all other minerals of every kind and nature whatsoever in, on or under the real property together with any rights of ingress and egress and use of the surface to the extent such rights presently exist for the benefit of party of the first part, and subject to any limitations which may exist of record with respect to such rights for the purpose of developing, producing, storing, removing, treating and transporting said materials.

The foregoing conveyance only covers all minerals of every kind and nature whatsoever owned by party of the first part (sand, clay or gravel being the only exceptions), whether solid, liquid or gaseous (or a mixture), whether valuable or not and whether known or unknown to exist at the present time in, on or under the real property situated in the County of Hill, State of Texas, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, insofar and only insofar as to the estate, right, title and interest and claim whatsoever of the said party of the first part being conveyed herein, either in law or equity, to the use, benefit and behalf of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.



[redacted signature]
By: Carol Ann Corrigan, Secretary

SCOUT ROYALTY CORP.
[redacted signature]
By: James H. Hutchison, President

STATE OF OKLAHOMA)
SS
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me by James H. Hutchison, President of SCOUT ROYALTY CORP, an Oklahoma corporation.

Witness my hand and seal this 15th day of January, 2011.

My Commission Expires:

12/24/12

[redacted signature]

Notary Public: Stacy Edwards



RE# 1283

RE# 1352

3rd Tract: Part of the T.J. Jordan Survey described as follows: Beginning at the Northwest corner of the Hightower 25 acre tract, being the Northwest corner of the 2nd tract herein described; thence North 30 deg. West 336 vrs. to corner; thence North 60 deg. East 420 vrs. to corner; thence South 30 deg. East 336 vrs. to corner in Hightower's line; thence South 60 deg. West 420 vrs. to the beginning, containing 25 acres of land.

Being the same property conveyed to Phoenix Mutual Life Insurance Company by the following deeds: deed dated April 20, 1931, and recorded in Vol. 256, Page 196; and deed dated August 1, 1933, and recorded in Vol. 261, Page 631, both in the office of the Clerk of the County Court of Hill County, Texas.

RE# 1432



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

THIS DEED, made this 15th day of February, 2025, but effective as of April 1, 2025 by and between

_____, whose legal address is _____
_____ "party of the first part", and

_____, "party of the second part".

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100s DOLLARS (\$10.00), to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, and by these presents does hereby remise, release, sell, convey and QUIT CLAIM, unto the said party of the second part, its successors and assigns forever 2.0833 net mineral acres in any and all the right, title, interest, claim and demand which the said party of the first part owns in any oil, gas and all other minerals of every kind and nature whatsoever in, on or under the real property together with any rights of ingress and egress and use of the surface to the extent such rights presently exist for the benefit of party of the first part, and subject to any limitations which may exist of record with respect to such rights for the purpose of developing, producing, storing, removing, treating and transporting said materials.

The foregoing conveyance only covers all minerals of every kind and nature whatsoever owned by party of the first part (sand, clay or gravel being the only exceptions), whether solid, liquid or gaseous (or a mixture), whether valuable or not and whether known or unknown to exist at the present time in, on or under the real property situated in the County of Hill, State of Texas, and more particularly described on Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, insofar and only insofar as to the estate, right, title and interest and claim whatsoever of the said party of the first part being conveyed herein, either in law or equity, to the use, benefit and behalf of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

ATTEST

By: _____

By: _____

STATE OF OKLAHOMA)
) SS
COUNTY OF OKLAHOMA)

The foregoing instrument was acknowledged before me by _____
_____.

Witness my hand and seal this 15th day of February, 2025.

My Commission Number:
My Commission Expires:

Notary Public:

EXHIBIT "A"

Part of the T.J. Jordan Survey described as follows: Beginning at the Northwest corner of the Hightower 25 acre tract, being the Northwest corner of the 2nd tract herein described; thence North 30 deg. West 336 vrs. to corner; thence North 60 deg. East 420 vrs. to corner; thence South 30 deg. East 336 vrs. to corner in Hightower's line; thence South 60 deg. West 420 vrs. to the beginning, containing 25 acres of land.

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