

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Data Packet

Harry Crisler (WBO)

Royalty Interest in
Washington, OH

In this Document:

[Lot Summary](#)
[Income and Expenses](#)
[Production](#)
[Misc.](#)
[Outgoing Conveyance](#)



Summary

BidEx Lot #6830

Lease Name: Harry Cisler (WBO)

County/State: Washington, OH

Asset Type: Royalty Interest

Legal Description: NW/4 NE/4 Sec 9-2-5 (Parcel # 150058532000)

API: 34-111-24979

Decimal Interest: 0.000337127 per lot

Net Monthly Income: \$483.61

Operator: Expand Operating, LLC & Diversified Production, LLC

<u>Well Name</u>	<u>API</u>	<u>Unit RDI Conveyed</u> <u>Per Lot</u>
Harry Cisler 5UH	34-111-24979	0.000337127

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

4 months income info Per Lot

Net Income: \$1,934.42

Per Month: \$483.61

Well Name	Production Month				4-Month Average Per Lot
	Nov-25	Dec-25	Jan-26	Feb-26	
Harry Cisler C 5UH	\$ 371.2	\$ 420.0	\$ 761.33	\$ 381.7	\$ 483.61



EnergyLink Revenue Statement

Owner

Operator

Check

EXPAND OPERATING, LLC
P O BOX 18496
OKLAHOMA CITY, OK 73154
(877) 245-1427

Check Number	E100000752310
Check Amount	1,398.62
Check Date	April 30, 2026
Check Type	EFT

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Type		Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	675844.01-586676	HARRY CISLER 5UH, State: OH, County: MONROE Operator API# - 3411124979								
GAS										
	ROYALTY INTEREST	Feb 26	1.0225	9,585.48	6.78	65,017.55	0.00038810	0.00829130	79.48	539.08
	DOI: 00001-01									
	SEVERANCE TAX	Feb 26				(287.57)	0.00038810	0.00829130		(2.39)
	ROYALTY INTEREST	Feb 26	1.0225	9,585.48	6.78	65,018.28	0.00062328	0.01331564	127.64	865.76
	DOI: 00001-02									
	SEVERANCE TAX	Feb 26				(287.57)	0.00062328	0.01331564		(3.83)
								Total GAS	207.12	1,398.62
								Total Property		1,398.62

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	1,404.84		(6.22)		1,398.62

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

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EnergyLink Revenue Statement

Owner

Operator

DIVERSIFIED PRODUCTION, LLC
4150 BELDEN VILLAGE ST NW STE 401
CANTON, OH 44718-2553

Check

Check Number	5001617300
Check Amount	2,419.09
Check Date	April 27, 2026
Check Type	ACH

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		Production Date	Property Values				Owner Share			
Type			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	2062192.01	HARRY CISLER C 5UH, TOWN/DISTRICT: 34 BENTON, State: OH, County: MONROE Operator API# - 3411124979								
GAS										
	ROYALTY INTEREST	Feb 26	1.0228	21,020.35	5.18	108,820.33	0.00129367	0.00129367	27.19	140.78
	OHIO SEVERANCE TAX	Feb 26				(525.51)	0.00129367	0.00129367		(0.68)
	OHIO O&G REG COST RECOVERY	Feb 26				(105.10)	0.00129367	0.00129367		(0.14)
	ROYALTY INTEREST	Feb 26	1.0228	21,020.35	5.18	108,820.33	0.00207760	0.00207760	43.67	226.09
	OHIO O&G REG COST RECOVERY	Feb 26				(105.10)	0.00207760	0.00207760		(0.22)
	OHIO SEVERANCE TAX	Feb 26				(525.51)	0.00207760	0.00207760		(1.09)
	ROYALTY INTEREST	Feb 26	1.0228	189,197.67	3.25	615,046.87	0.00129367	0.00129367	244.76	795.67
	OHIO O&G REG COST RECOVERY	Feb 26				(945.99)	0.00129367	0.00129367		(1.22)
	OHIO SEVERANCE TAX	Feb 26				(4,729.94)	0.00129367	0.00129367		(6.12)
	ROYALTY INTEREST	Feb 26	1.0228	189,197.67	3.25	615,046.87	0.00207760	0.00207760	393.08	1,277.82
	OHIO O&G REG COST RECOVERY	Feb 26				(945.99)	0.00207760	0.00207760		(1.97)
	OHIO SEVERANCE TAX	Feb 26				(4,729.94)	0.00207760	0.00207760		(9.83)
Total GAS									708.70	2,419.09
Total Property										2,419.09

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

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	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	2,440.36	(3.55)	(17.72)		2,419.09
Year to Date	15,303.07				15,202.92



EnergyLink Revenue Statement

Owner

Operator

Check

EXPAND OPERATING, LLC
P O BOX 18496
OKLAHOMA CITY, OK 73154
(877) 245-1427

Check Number	E100000734880
Check Amount	1,015.87
Check Date	March 31, 2026
Check Type	EFT

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Type		Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	675844.01-586676	HARRY CISLER 5UH, State: OH, County: MONROE Operator API# - 3411124979								
GAS										
	ROYALTY INTEREST	Jan 26	1.0225	11,267.85	4.20	47,354.46	0.00038810	0.00829130	93.43	392.63
	DOI: 00001-01									
	SEVERANCE TAX	Jan 26				(338.04)	0.00038810	0.00829130		(2.81)
	ROYALTY INTEREST	Jan 26	1.0225	11,267.85	4.20	47,354.09	0.00062328	0.01331564	150.04	630.55
	DOI: 00001-02									
	SEVERANCE TAX	Jan 26				(338.04)	0.00062328	0.01331564		(4.50)
							Total GAS		243.47	1,015.87
							Total Property			1,015.87

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	1,023.18		(7.31)		1,015.87

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

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EnergyLink Revenue Statement

Owner**Operator**

DIVERSIFIED PRODUCTION, LLC
4150 BELDEN VILLAGE ST NW STE 401
CANTON, OH 44718-2553

Check

Check Number	5001580745
Check Amount	6,597.38
Check Date	March 25, 2026
Check Type	ACH

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		Type	Production Date	Property Values				Owner Share			
				BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	2062192.01	HARRY CISLER C 5UH, TOWN/DISTRICT: 34 BENTON, State: OH, County: MONROE Operator API# - 3411124979									
GAS											
	ROYALTY INTEREST	Jan 26	1.0227	24,718.43	4.80	118,650.93	0.00129367	0.00129367	31.98	153.50	
	OHIO SEVERANCE TAX	Jan 26				(617.96)	0.00129367	0.00129367		(0.80)	
	OHIO O&G REG COST RECOVERY	Jan 26				(123.59)	0.00129367	0.00129367		(0.16)	
	ROYALTY INTEREST	Jan 26	1.0227	24,718.43	4.80	118,650.93	0.00207760	0.00207760	51.36	246.51	
	OHIO O&G REG COST RECOVERY	Jan 26				(123.59)	0.00207760	0.00207760		(0.26)	
	OHIO SEVERANCE TAX	Jan 26				(617.96)	0.00207760	0.00207760		(1.28)	
	ROYALTY INTEREST	Jan 26	1.0227	222,470.70	8.30	1,845,708.88	0.00129367	0.00129367	287.80	2,387.74	
	OHIO SEVERANCE TAX	Jan 26				(5,561.77)	0.00129367	0.00129367		(7.20)	
	OHIO O&G REG COST RECOVERY	Jan 26				(1,112.35)	0.00129367	0.00129367		(1.44)	
	ROYALTY INTEREST	Jan 26	1.0227	222,470.70	8.30	1,845,708.88	0.00207760	0.00207760	462.21	3,834.64	
	OHIO SEVERANCE TAX	Jan 26				(5,561.77)	0.00207760	0.00207760		(11.56)	
	OHIO O&G REG COST RECOVERY	Jan 26				(1,112.35)	0.00207760	0.00207760		(2.31)	
Total GAS									833.35	6,597.38	
Total Property										6,597.38	

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

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Check Number	5001580745	Owner	Operator DIVERSIFIED PRODUCTION, LLC		
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	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	6,622.39	(4.17)	(20.84)		6,597.38
Year to Date	12,862.71				12,783.83



EnergyLink Revenue Statement

Owner**Operator**

EXPAND OPERATING, LLC
P O BOX 18496
OKLAHOMA CITY, OK 73154
(877) 245-1427

Check

Check Number	E100000717613
Check Amount	1,000.62
Check Date	February 27, 2026
Check Type	EFT

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		Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	675844.01-586676	HARRY CISLER 5UH, State: OH, County: MONROE Operator API# - 3411124979								
GAS										
	ROYALTY INTEREST	Dec 25	1.0225	11,767.88	3.97	46,663.37	0.00038810	0.00829130	97.57	386.90
	DOI: 00001-01									
	SEVERANCE TAX	Dec 25				(353.04)	0.00038810	0.00829130		(2.93)
	ROYALTY INTEREST	Dec 25	1.0225	11,767.88	3.97	46,663.17	0.00062328	0.01331564	156.70	621.35
	DOI: 00001-02									
	SEVERANCE TAX	Dec 25				(353.04)	0.00062328	0.01331564		(4.70)
								Total GAS	254.27	1,000.62
								Total Property		1,000.62

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	1,008.25		(7.63)		1,000.62

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

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EnergyLink Revenue Statement

Owner

Operator

Check

DIVERSIFIED PRODUCTION, LLC
4150 BELDEN VILLAGE ST NW STE 401
CANTON, OH 44718-2553

Check Number 5001545334
Check Amount 3,200.31
Check Date February 25, 2026
Check Type ACH

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			Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Type	Production Date									
Property: 2062192.01 HARRY CISLER C 5UH, TOWN/DISTRICT: 34 BENTON, State: OH, County: MONROE Operator API# - 3411124979										
GAS										
ROYALTY INTEREST	Dec 25		1.0227	(235,126.54)	3.59	(843,481.13)	0.00129367	0.00129367	(304.18)	(1,091.19)
OHIO SEVERANCE TAX	Dec 25					5,878.16	0.00129367	0.00129367		7.60
OHIO O&G REG COST RECOVERY	Dec 25					1,175.63	0.00129367	0.00129367		1.52
ROYALTY INTEREST	Dec 25		1.0227	(235,126.54)	3.59	(843,481.13)	0.00207760	0.00207760	(488.50)	(1,752.42)
OHIO SEVERANCE TAX	Dec 25					5,878.16	0.00207760	0.00207760		12.21
OHIO O&G REG COST RECOVERY	Dec 25					1,175.63	0.00207760	0.00207760		2.44
ROYALTY INTEREST	Dec 25		1.0227	26,123.97	4.26	111,321.67	0.00129367	0.00129367	33.80	144.01
OHIO O&G REG COST RECOVERY	Dec 25					(130.62)	0.00129367	0.00129367		(0.17)
OHIO SEVERANCE TAX	Dec 25					(653.10)	0.00129367	0.00129367		(0.84)
ROYALTY INTEREST	Dec 25		1.0227	26,123.97	4.26	111,321.67	0.00207760	0.00207760	54.28	231.28
OHIO O&G REG COST RECOVERY	Dec 25					(130.62)	0.00207760	0.00207760		(0.27)
OHIO SEVERANCE TAX	Dec 25					(653.10)	0.00207760	0.00207760		(1.36)
ROYALTY INTEREST	Dec 25		1.0227	235,126.54	3.59	843,481.13	0.00129367	0.00129367	304.18	1,091.19
OHIO O&G REG COST RECOVERY	Dec 25					(1,175.63)	0.00129367	0.00129367		(1.52)
OHIO SEVERANCE TAX	Dec 25					(5,878.16)	0.00129367	0.00129367		(7.60)
ROYALTY INTEREST	Dec 25		1.0227	235,126.54	3.59	843,481.13	0.00207760	0.00207760	488.50	1,752.42
OHIO SEVERANCE TAX	Dec 25					(5,878.16)	0.00207760	0.00207760		(12.21)
OHIO O&G REG COST RECOVERY	Dec 25					(1,175.63)	0.00207760	0.00207760		(2.44)
ROYALTY INTEREST	Dec 25		1.0227	235,126.54	3.60	845,804.09	0.00129367	0.00129367	304.18	1,094.19

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

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Type	Production Date	Property Values				Owner Share			
		BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
OHIO O&G REG COST RECOVERY	Dec 25				(1,175.63)	0.00129367	0.00129367		(1.52)
OHIO SEVERANCE TAX	Dec 25				(5,878.16)	0.00129367	0.00129367		(7.60)
ROYALTY INTEREST	Dec 25	1.0227	235,126.54	3.60	845,804.09	0.00207760	0.00207760	488.50	1,757.24
OHIO O&G REG COST RECOVERY	Dec 25				(1,175.63)	0.00207760	0.00207760		(2.44)
OHIO SEVERANCE TAX	Dec 25				(5,878.16)	0.00207760	0.00207760		(12.21)
Total GAS								880.76	3,200.31
Total Property									3,200.31

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	3,226.72	(4.40)	(22.01)		3,200.31
Year to Date	6,240.32				6,186.45



EnergyLink Revenue Statement

Owner**Operator**

EXPAND OPERATING, LLC
P O BOX 18496
OKLAHOMA CITY, OK 73154
(877) 245-1427

Check

Check Number	E100000701042
Check Amount	726.18
Check Date	January 30, 2026
Check Type	EFT

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Type		Production Date	Property Values				Owner Share			
			BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	675844.01-586676	HARRY CISLER 5UH, State: OH, County: MONROE Operator API# - 3411124979								
GAS										
	ROYALTY INTEREST	Nov 25	1.0225	12,315.20	2.76	33,977.78	0.00038810	0.00829130	102.11	281.72
	DOI: 00001-01									
	SEVERANCE TAX	Nov 25				(369.46)	0.00038810	0.00829130		(3.06)
	ROYALTY INTEREST	Nov 25	1.0225	12,315.20	2.76	33,978.09	0.00062328	0.01331564	163.99	452.44
	DOI: 00001-02									
	SEVERANCE TAX	Nov 25				(369.46)	0.00062328	0.01331564		(4.92)
							Total GAS		266.10	726.18
							Total Property			726.18

	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	734.16		(7.98)		726.18

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

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Owner**Operator**

DIVERSIFIED PRODUCTION, LLC
4150 BELDEN VILLAGE ST NW STE 401
CANTON, OH 44718-2553

Check

Check Number	5001509595
Check Amount	2,986.14
Check Date	January 27, 2026
Check Type	ACH

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		Type	Production Date	Property Values				Owner Share			
				BTU	Volume	Price	Value	Owner Interest	Distribution Interest	Volume	Value
Property:	2062192.01	HARRY CISLER C 5UH, TOWN/DISTRICT: 34 BENTON, State: OH, County: MONROE Operator API# - 3411124979									
GAS											
	ROYALTY INTEREST	Nov 25	1.0227	244,233.27	3.33	812,255.64	0.00129367	0.00129367	315.96	1,050.79	
	OHIO O&G REG COST RECOVERY	Nov 25				(1,221.17)	0.00129367	0.00129367		(1.58)	
	OHIO SEVERANCE TAX	Nov 25				(6,105.83)	0.00129367	0.00129367		(7.90)	
	ROYALTY INTEREST	Nov 25	1.0227	244,233.27	3.33	812,255.64	0.00207760	0.00207760	507.42	1,687.54	
	OHIO SEVERANCE TAX	Nov 25				(6,105.83)	0.00207760	0.00207760		(12.69)	
	OHIO O&G REG COST RECOVERY	Nov 25				(1,221.17)	0.00207760	0.00207760		(2.54)	
	ROYALTY INTEREST	Nov 25	1.0228	27,134.92	3.01	81,652.99	0.00129367	0.00129367	35.10	105.63	
	OHIO SEVERANCE TAX	Nov 25				(678.37)	0.00129367	0.00129367		(0.88)	
	OHIO O&G REG COST RECOVERY	Nov 25				(135.67)	0.00129367	0.00129367		(0.18)	
	ROYALTY INTEREST	Nov 25	1.0228	27,134.92	3.01	81,652.99	0.00207760	0.00207760	56.38	169.64	
	OHIO SEVERANCE TAX	Nov 25				(678.37)	0.00207760	0.00207760		(1.41)	
	OHIO O&G REG COST RECOVERY	Nov 25				(135.67)	0.00207760	0.00207760		(0.28)	
Total GAS									914.86	2,986.14	
Total Property										2,986.14	

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

Generated on Friday, April 24, 2026 9:33 AM

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Check Number	5001509595	Owner	Operator DIVERSIFIED PRODUCTION, LLC		
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	Owner Gross Value	Owner Deductions	Owner Taxes	Non Revenue Deductions	Owner Net Value
Check Total	3,013.60	(4.58)	(22.88)		2,986.14
Year to Date	3,013.60				2,986.14



Production

Full Details for HARRY CISLER 5UH

API #	34-111-24979
API # +4	34-111-24979-00-00
State	Ohio
County	Monroe County
Well Name	HARRY CISLER 5UH
Lease Number	
Lease Name	
Operator	DIVERSIFIED PRODUCTION LLC
Closest City	Matamoras
Field / Formation	
Latitude	39.584242
Longitude	-81.087104
Well Type	Oil & Gas
Well Status	Producing
Well Direction	
Section	18
Township	1N
Range	5W
QQ	
Abstract	
Survey	
Ground Level Elevation	
Derrick Level Elevation	
Kelly Bushing Elevation	
Drillers Total Depth	25680
True Total Depth	

Permit Date	2022-12-19
Approved Date	2023-01-23
Spud Date	2023-01-24
Log Date	
Completion Date	0000-00-00
Test Date	
Production Date	2024-09-30
Last Activity Date	
Abandoned Date	
Shut In Date	
Plugged Date	0000-00-00
Recent Reporting Date	2025-10-01 to 2025-12-31
Recently Reported Oil Prod	0 BBL
Recently Reported Gas Prod	820,321 MCF
Overall Production Dates Available	2024-10-01 to 2025-12-31
Total Oil Production	0 BBL
Total Gas Production	5,280,905 MCF
Total Water Production	118,944 BBL
Estimated Daily Oil Production	0 BBL
Estimated Daily Gas Production	8,917 MCF
Estimated Daily Water Production	221 BBL
Estimated Monthly Oil Production	0 BBL
Estimated Monthly Gas Production	271,211 MCF
Estimated Monthly PBOE *	7,462 BBL
Estimated Maximum Daily Oil Production	N/A
Estimated Maximum Daily Gas Production	14,975 MCF during Jan 2025
Estimated Maximum Daily PBOE *	412 BBL during Jan 2025

* PBOE = Price Based Barrel of Oil Equivalent (Using a market based ratio of roughly 16:1)

Well Logs on Harry Cisler 5uh

No Logs Available

Surrounding Wells

These are the closest 15 wells to Harry Cisler 5uh.

Companies in the Area

These are the closest 15 companies operating near the Harry Cisler 5uh property.

API #	Well Name	Operator	Well Status	Recent Gas Prod.	Company Name
34-111-20180	Amos Jane R 6	HISTORIC OWNER	Plugged and Abandoned	0 MCF	Aed Development Inc
34-111-24147	Cisler Harry 2	STEVENS OIL & GAS LLC	Producing	0 MCF	Armstrong Robert D
34-111-24978	Harry Cisler 1uh	DIVERSIFIED PRODUCTION LLC	Producing	244,297 MCF	Beck Energy Corporation
34-111-24980	Harry Cisler 2uh	DIVERSIFIED PRODUCTION LLC	Producing	278,684 MCF	Carlton Oil Corp
34-111-24976	Harry Cisler 3uh	DIVERSIFIED PRODUCTION LLC	Producing	537,675 MCF	Cisler Kenneth M
34-111-24977	Harry Cisler 4uh	DIVERSIFIED PRODUCTION LLC	Producing	554,047 MCF	Creighton Rick D
34-111-22238	Mansfield # 1	CISLER KENNETH M	Producing	0 MCF	Earley Ronnie & Floyd E Jr
34-111-65784	Mansfield 10	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	Kga Resources LLC
34-111-65782	Mansfield 5	HISTORIC OWNER	Unknown status	0 MCF	Kroll Energy LLC
34-111-65783	Mansfield 9	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	PD Valentine Oil & Gas LLC
34-111-22537	Mansfield Martha	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	Pin Oak Energy Partners LLC
34-111-22081	Mansfield Martha	CREIGHTON RICK D	Permit Expired	0 MCF	Robert L Shapley Oil & Gas
34-111-23195	Martha Mansfield # 5	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	Stevens Oil & Gas LLC
34-111-21878	Martha Mansfield # 6	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	Triad Hunter, LLC
34-111-23218	Martha Mansfield # 6	PD VALENTINE OIL & GAS LLC	Producing	0 MCF	Us Oil & Gas Inc

Permits on Harry Cisler Suh								
Display API No	Well Name	Operator Name	Date	Date Submitted	Date Approved	Application Type	Well Type	Proposed Depth
34-111-24979	HARRY CISLER SUH SUH	DIVERSIFIED PRODUCTION LLC	2023-01-23	2022-12-19	2023-01-23	RICS Permit to Drill New Well	Oil & Gas	25679

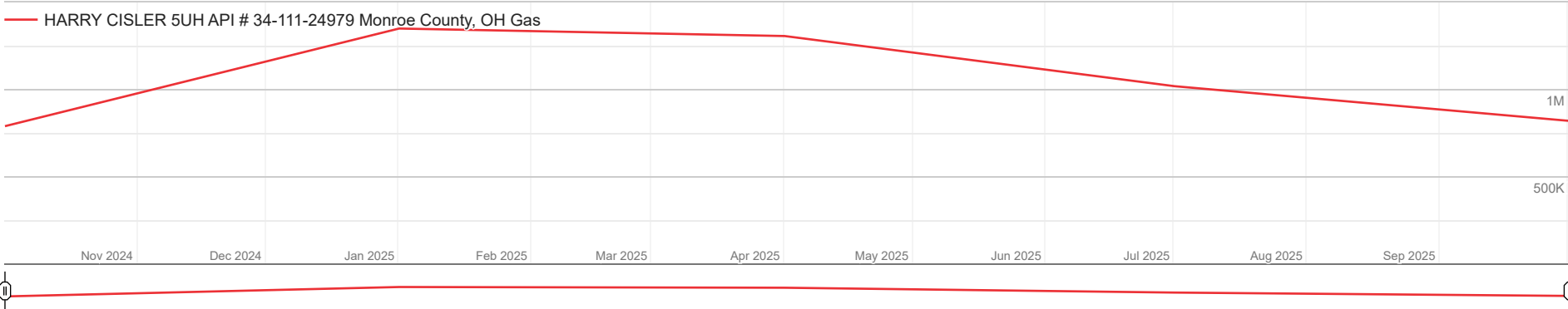
Frac'ing activity on Harry Cisler Suh						
API #	Operator Name	Start Date	End Date	Vertical Depth	Total Water Volume	
34-111-24979	Diversified Production LLC	2024-09-21	2024-10-14	9,981	30,676,500	

Well Production Search

Home / Well Production

API #34-111-24979

Production Graph of Search Results



Date	HARRY CISLER 5UH API # 34-111-24979 Monroe County, OH	
	Oil Prod (BBLs)	Gas Prod (MCF)
Q4 2025	0	820,321
Q3 2025	0	1,018,212
Q2 2025	0	1,304,863
Q1 2025	0	1,347,772
Q4 2024	0	789,737



Misc. Info



Date: December 20, 2024

Well: HARRY CISLER C
Well Number: 5 UH
Operator: Diversified Production LLC
County and State: Monroe County, Ohio

Production: Oil _____ Gas ☒ Other: _____

Owner Name:		Owner Number: 28608337
Owner Address:		

Unit:	CISLER
Lease Date:	9/5/1980
Lease Recording:	BOOK/PAGE: 231/761
Property Description:	p/o 150058532000
Type of Interest:	ROYALTY
Unitized Decimal Interest:	0.00207760

The undersigned certifies that he/she/they are the individual(s) whose name(s) appear above and that (A) he/she/they are the current owner(s) of the oil and gas covered by the Lease, (B) he/she/they have not sold, transferred or conveyed any interest in that oil and gas, including the right to any share of the royalties owed under the Lease to any other party, (C) the ownership of the Decimal Interest in production or proceeds as described above is correct and he/she/they are entitled to receive such amount pursuant to the terms of the Lease.

I understand that I must notify Payor in writing, of any change in ownership, decimal interest, or payment address, and that all such changes shall be effective the first day of the month following receipt of such notice.

I understand that Payor is authorized to withhold payment pending resolution of a title dispute or adverse claim asserted regarding the interest in production claimed herein by me, and that I am obligated to reimburse Payor any amount attributable to an interest to which I am not entitled.

Subject to the terms of my Lease, I understand that Payor may be allowed to, and may choose to, accrue proceeds until the total amount equals \$100.00, or pay annually, whichever occurs first, or as required by applicable state statutes.

This Division Order does not amend any lease or operating agreement between the undersigned and the lessee or operator or any other contracts for the purchase of oil or gas.

In addition to the terms and conditions of this Division Order, the undersigned and Payor may have certain statutory rights under the laws of the state in which the property is located.

Special Clauses: *(None or see attached Exhibit)*

Owner(s):		
Owner(s) Signature:	_____	_____
Print Name and Title:	_____	_____
Owner(s) Tax ID/SS No.	_____	_____

FEDERAL LAW REQUIRES YOU TO FURNISH YOUR SOCIAL SECURITY OR TAXPAYER IDENTIFICATION NUMBER. FAILURE TO COMPLY WILL RESULT IN TAX WITHHOLDING IN ACCORDANCE WITH FEDERAL LAW, WHICH WILL NOT BE REFUNDABLE BY PAYOR.

Sign and return this original

Date: December 20, 2024

Well: HARRY CISLER C
Well Number: 5 UH
Operator: Diversified Production LLC
County and State: Monroe County, Ohio

Production: Oil _____ Gas ☒ Other: _____

Owner Name:		Owner Number: 28608337
Owner Address:		

Unit:	CISLER
Lease Date:	9/5/1980
Lease Recording:	BOOK/PAGE: 231/761
Property Description:	p/o 150058532000
Type of Interest:	ROYALTY
Unitized Decimal Interest:	0.00129367

The undersigned certifies that he/she/they are the individual(s) whose name(s) appear above and that (A) he/she/they are the current owner(s) of the oil and gas covered by the Lease, (B) he/she/they have not sold, transferred or conveyed any interest in that oil and gas, including the right to any share of the royalties owed under the Lease to any other party, (C) the ownership of the Decimal Interest in production or proceeds as described above is correct and he/she/they are entitled to receive such amount pursuant to the terms of the Lease.

I understand that I must notify Payor in writing, of any change in ownership, decimal interest, or payment address, and that all such changes shall be effective the first day of the month following receipt of such notice.

I understand that Payor is authorized to withhold payment pending resolution of a title dispute or adverse claim asserted regarding the interest in production claimed herein by me, and that I am obligated to reimburse Payor any amount attributable to an interest to which I am not entitled.

Subject to the terms of my Lease, I understand that Payor may be allowed to, and may choose to, accrue proceeds until the total amount equals \$100.00, or pay annually, whichever occurs first, or as required by applicable state statutes.

This Division Order does not amend any lease or operating agreement between the undersigned and the lessee or operator or any other contracts for the purchase of oil or gas.

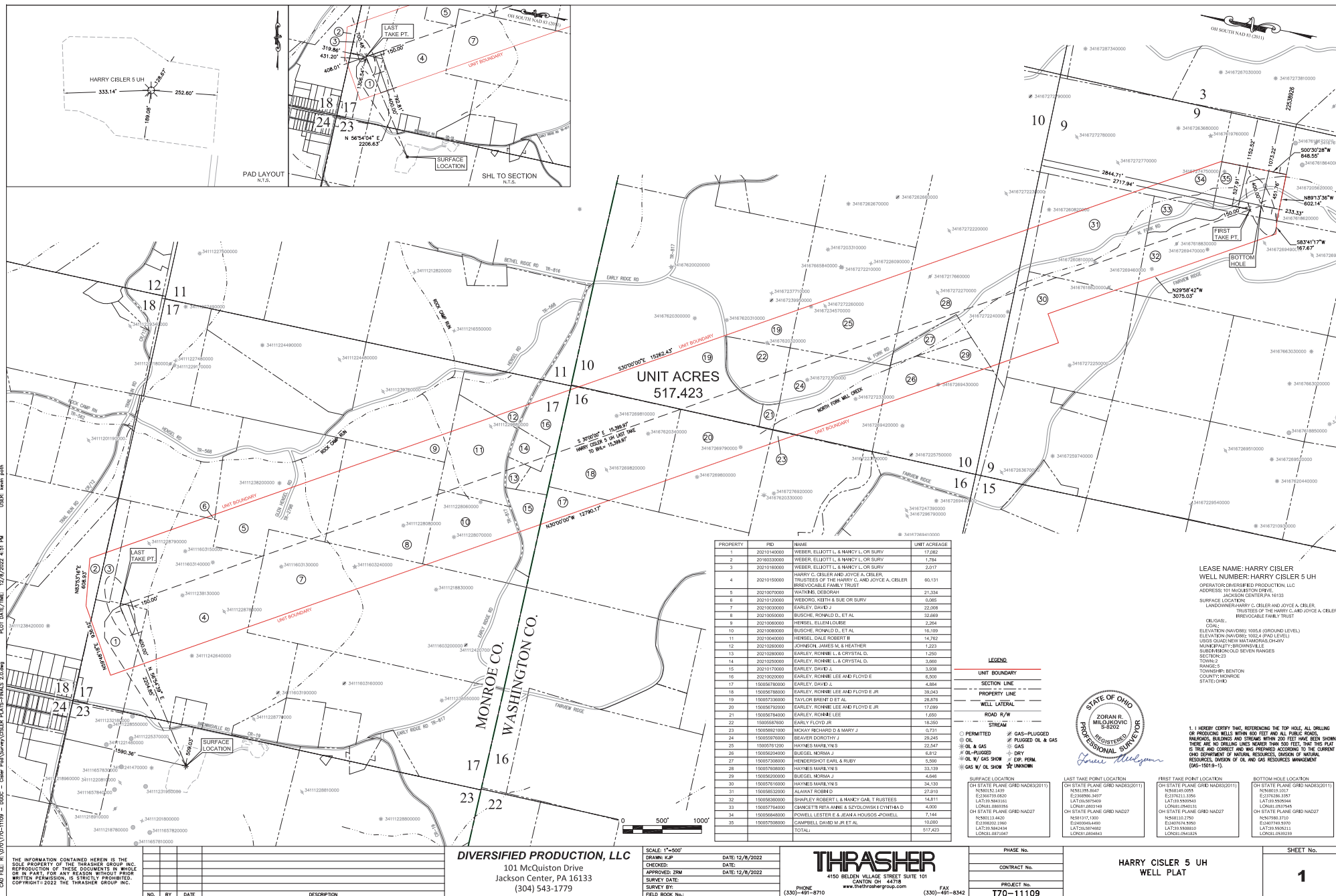
In addition to the terms and conditions of this Division Order, the undersigned and Payor may have certain statutory rights under the laws of the state in which the property is located.

Special Clauses: *(None or see attached Exhibit)*

Owner(s):		
Owner(s) Signature:	_____	_____
Print Name and Title:	_____	_____
Owner(s) Tax ID/SS No.	_____	_____

FEDERAL LAW REQUIRES YOU TO FURNISH YOUR SOCIAL SECURITY OR TAXPAYER IDENTIFICATION NUMBER. FAILURE TO COMPLY WILL RESULT IN TAX WITHHOLDING IN ACCORDANCE WITH FEDERAL LAW, WHICH WILL NOT BE REFUNDABLE BY PAYOR.

Sign and return this original



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DIVERSIFIED PRODUCTION, LLC
101 McQuiston Drive
Jackson Center, PA 16133
(304) 543-1779

SCALE: 1"=500'	
DRAWN: KJP	DATE: 12/8/2022
CHECKED:	DATE:
APPROVED: ZRM	DATE: 12/8/2022
SURVEY DATE:	
SURVEY BY:	
FIELD BOOK No.:	

THRASHER
4150 BELDEN VILLAGE STREET SUITE 101
CANTON OH 44718
www.thethrashergroup.com
PHONE (330)-491-8710 FAX (330)-491-8342

	PHASE No.
	CONTRACT No.
	PROJECT No.
2	T70-11109

HARRY CISLER 5 UH
WELL PLAT

SHEET No.

1

46 L3A " " " Vol 232 Page 617
5813A " " " Vol 233 Page 157
6723A " " " Vol 233 Page 758
8743a " " " Vol 234 Page 839
10453A & 10463A " " " 236 " 292 & 294
10966- " " " 265 " 101
09722- " " " 282 " 731

Form LPM-1

2048
VOL. 231 PAGE 761
OIL AND GAS LEASE

THIS AGREEMENT, made and entered into this 5th day of SEPT 1980, by and between
Charles J. Thomas & Lois C. Thomas
hereinafter called "Lessor," whether one or more, and LANDMARK PETROLEUM MANAGEMENT COMPANY, INC.,
Youngstown, Ohio 44503, hereinafter called "Lessee."

17 S. Phelps St.

WITNESSETH That:

1. **Leasing Clause.** Lessor, for valuable consideration, receipt of which is hereby acknowledged, and in consideration of the covenants and agreements herein contained, does hereby grant and lease exclusively unto Lessee the lands hereinafter described (hereinafter called the "Premises"), for the purposes of exploring, drilling and operating for, producing, removing and marketing gas and oil, or either of them, and/or their constituents and of injecting air, gas, water, brine and other substances from any source and into any subsurface strata, other than potable water strata and workable coal strata, together with the right to enter into and upon the Premises at all times for the aforesaid purposes and to use and occupy such portions of the Premises as may be necessary or convenient for the aforesaid purposes and to install and maintain tanks, equipment and facilities thereon or therein for the aforesaid purposes and lines for the transmission of oil, gas, water and electricity, whether produced on the Premises or other lands, from, to, over and across the Premises, the Premises being all of that tract of land

situated in Grandview Township, Section/Lot No. Section No. 9

in Washington County, Ohio, bounded substantially as follows:

On the North by the lands of Harold Longfellow
On the East by the lands of Ella Edinger
On the South by the lands of George and N. Shapley
On the West by the lands of Harold Longfellow

containing .40 acres, more or less, it being the intention of Lessor and Lessee that the foregoing describe and include all of the lands owned or claimed by Lessor in said section or lot, or in adjoining sections or lots, and adjoining the above-described tract of land to the boundaries of the abutting land owners.

2. **Term.** Subject to the other provisions herein contained, this Lease shall remain in force for a term of 9 months from the date hereof (primary term) and so much longer thereafter as (a) oil and gas or either of them and/or their constituents are produced or capable of being produced in paying quantities, in the judgment of Lessee, from the Premises or (b) any one or more of the other operations and/or uses hereinabove described are conducted or maintained on or within the Premises (extended term); provided, however, that if at the termination of said term, primary or extended, there is a well on the Premises being drilled, deepened, reworked or plugged back in search for production, then this Lease shall continue in force so long as drilling, deepening, reworking or plugging back is carried on with reasonable diligence and so much longer thereafter as oil and gas or either of them and/or their constituents are produced or capable of being produced in paying quantities, in the judgment of Lessee, or any one or more of the other operations and/or uses hereinabove described are conducted or maintained on or within the Premises.

3. **Delay Rentals; Termination of Lease.** If no well is commenced on the Premises within from the date hereof, this Lease shall terminate in the manner hereinafter provided unless Lessee shall pay to Lessor a delay rental of \$1.00 per Acre

() each year thereafter payable annually until the commencement of a well or this Lease is surrendered. Completion of a well on the Premises unproductive of oil or gas in paying quantities shall be considered as the equivalent of and regarded as the tender of delay rental for a period of one year thereafter, at which time Lessee may resume payment or delay rentals. A well shall be deemed to have commenced when preparations for drilling have commenced. This Lease shall become null and void for failure to pay delay or other rentals, shut-in royalties or other sums due hereunder for any period; provided, however, that prior to any such termination, Lessor shall give Lessee written notice of Lessor's failure to receive any such payments and Lessee may, at its option, reinstate this Lease by making or tendering the payments due within fifteen (15) days after receipt of said notice by Lessee; in the event such payment is made to Lessor, this Lease shall continue in full force and effect.

4. **Royalties.** Lessee covenants and agrees (a) to deliver to the credit of Lessor, free of cost, in tanks or pipelines, as royalty, one-eighth (1/8) of the oil produced and saved from the Premises or, at Lessee's option, to pay Lessor for such oil the field market price for oil of like grade and gravity prevailing in the area when produced if such oil is run into tanks or pipelines; (b) to pay Lessor the field market price at the well head for one-eighth (1/8) of the gas produced and marketed from the Premises, measured in accordance with Boyle's law for the measurement of gas at varying temperatures on the basis of 10 ounces above 14.4 pounds atmospheric pressure, at a standard base temperature of 60 degrees Fahrenheit and stipulated flowing temperature of 60 degrees Fahrenheit, without allowance for temperature and barometric variations, such field market price to be equal to the prevailing price offered by the natural gas utility company purchasing gas produced in the area under substantially similar circumstances and conditions; (c) if a well drilled hereunder is capable of producing oil and/or gas is not produced and marketed therefrom during the preceding year for any reason, in lieu of royalty or delay rental, to pay shut-in royalty of One Dollar (\$1.00) per acre payable as of the end of each calendar year until production is resumed or marketed or such well is plugged and abandoned according to law; and (d) if royalty, shut-in royalty or delay rental is not or will not be otherwise payable hereunder, to pay the sum of One Dollar (\$1.00) per acre payable within three months after the commencement of each annual period during which any one or more of the other operations and/or uses hereinabove described are being or will be conducted or maintained on or within the Premises. Royalty payments to Lessor shall be charged with Lessor's prorated share of severance or excise taxes.

5. **Payments.** All payments due under this Lease shall be made or tendered to Lessor by check payable to the order of and mailed to Charles Thomas at Rt. 1 Indian Hills, Paint Lick, Ky. 40461 and the named person shall continue as Lessor's agent to receive any and all sums payable under this Lease regardless of changes in ownership in the Premises or in the oil or gas or their constituents, or in the rentals, royalties or other payments accruing hereunder, until delivery to Lessee of evidence of change of ownership as hereinafter provided. The consideration, royalties, rentals and other sums paid and to be paid, as herein provided, are and will be accepted by Lessor as adequate and full consideration for all rights herein granted to Lessee and the further right of drilling or not drilling on the Premises, whether to offset producing or gas storage wells on adjacent or adjoining lands or otherwise, as Lessee may elect regardless of the purposes for which the Premises are used hereunder.

6. **Location of Facilities; Use of Premises; Damages.** No well shall be drilled within 200 feet of any barn or dwelling now existing without the consent of Lessor. Lessee shall bury all permanent pipelines below plow depth, when so requested by Lessor, and pay for all damage to growing crops caused by operations under this Lease; said damage, if not mutually agreed upon, to be ascertained by three disinterested persons, one appointed by Lessor, one by Lessee, and the third by the two appointed as aforesaid, and the award of such three persons shall be final and conclusive. Lessee shall have the privilege of using sufficient oil, gas and water for operating on the Premises and the right at any time during or after the expiration of this Lease to remove all pipe, well casing, machinery, equipment or fixtures placed on or in the Premises.

7. **Right of Way; Restoration.** It is understood that all drillsite locations, access roads and pipeline locations shall be approved by Lessor, which approval shall not be unreasonably withheld. When requested by Lessor, Lessee shall bury pipelines below normal plow depth in cultivated or pasture areas and shall pay for damage caused by its operations to growing crops, drain tile and fences on said land. It is agreed that the Lessee shall restore the drillsite, fill and level all pits, remove all foreign matter, restore the ground to its original contour as nearly as possible and seed and fertilize the drillsite so as to prevent erosion and pollution. Restoration shall be within six (6) months, weather permitting. All roads used for egress and ingress shall be kept and maintained by the Lessee; all above ground equipment is to be painted by the Lessee, and all production areas are to be kept free of brush and trash by the Lessee. No well shall be drilled nearer than 200 feet to the house or barn now on said premises, without the written consent of Lessor. Lessee shall have the right to use free of cost gas, oil and water found on said land for its operations thereon, except water from the wells of Lessor. Lessee shall have the right at any time during or after the expiration of this Lease to remove all machinery, fixtures and any other structures or improvements placed on said land by Lessee, including the right to draw and remove all casing.

8. **Unitization.** Lessor hereby grants the Lessee the right to unitize or consolidate the Premises or any part or parts thereof or any stratum or strata thereunder with other lands to form an oil or gas development unit of not more than 160 acres for the purpose of drilling a well thereon, but Lessee shall in no event be required to drill more than one well on such unit. Any well drilled on said development unit, whether or not located on the Premises, shall nevertheless be deemed to be located on the Premises within the meaning and for the purpose of all of the provisions and covenants of this Lease to the same effect as if all lands comprising said unit were described in and subject to this Lease. Lessor, however, agrees to accept, in lieu of the royalties or shut-in royalties herein provided, that proportion of one-eighth (1/8) royalty which Lessor's acreage in the development unit bears to the total number of acres therein. Lessee shall effect such unitization or consolidation by including the Premises or any part or parts thereof or any stratum or strata thereunder as part of a drilling unit on the map (or any subsequent amendment thereof) accompanying Lessee's application for a permit to the Division of Oil and Gas of the Ohio Department of Natural Resources or by executing a declaration of unitization or consolidation identifying the lands unitized or consolidated and the royalty distribution and causing the same to be recorded in the office of the County Recorder in the County in which the Premises are located.

9. **Plugging.** In the event a well drilled hereunder is a dry hole and is plugged according to law, this Lease shall terminate unless within twelve (12) months from the date of the completion of the plugging of such well Lessee shall commence another well or unless Lessee pays delay rental as hereinabove provided.

10. **Assignment by Either Party.** The rights of either party hereunder may be assigned in whole or in part; this provision shall extend to the heirs, executors, administrators, successors and assigns of such party. Lessor and Lessee each waive notice of any assignment or transfer thereof; provided, however, no change in ownership in the Premises or in the royalties, rentals and other sums payable hereunder shall be binding upon the Lessee until written notice thereof is given to Lessee together with the original instrument of conveyance or assignment or a duly certified copy thereof and such other evidence or documents as Lessee may reasonably request as proof of such conveyance or assignment.

3523 FOR ASSIGNMENT SEE LEASE VOL 290 PAGE 160

00005 For Assignment See Val 282 Page 785

00152 " " " 282 " 910

00545- " " " 283 " 18

01531 " " " 283 " 153

03695 " " " 283 " 559

04440- " " " 283 " 940

SEE OFFICIAL RECORD VOLUME 507 PAGE 1600
1811 SEE OFFICIAL RECORD VOLUME 507 PAGE 1600
573

3422 For Assignment See Val 282 Page 785
10 " " 289 " 496
D. J. G. 4/15/80

1629 SEE OFFICIAL RECORD VOLUME 507 PAGE 832

2105 " " " " 1926

2337 " " " " 414

1116 " " " " 1048

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or the validity thereof. All payments hereunder prior to Lessee's receipt of such documents and evidence shall be binding upon the heirs, executors, administrators, successors and assigns of Lessor. Failure to pay royalties, rentals or other sums payable hereunder with respect to any part of the Premises assigned by Lessee shall not void this Lease as to any other part. Lessor agrees that, when and if this Lease is assigned, the assigning Lessee shall have no further obligation hereunder with respect to any part so assigned.

11. Lessor's Title. Lessor hereby covenants that Lessor is seized with an indefeasible fee simple estate in the Premises and in all oil and gas underlying the same, and that Lessor will warrant and defend title thereto unto the Lessee against lawful claims and demands of all persons whomsoever. Lessor grants to Lessee, for the protection of the Lessee's interests hereunder, the right to pay and satisfy any claim or lien upon Lessor's interest in the Premises and thereupon to become subrogated to the rights of such claimant or lien holder.

Lessee, at its option, shall have the right to defend any suit attacking Lessor's title to the Premises or to bring a quiet title action in Lessor's name to validate Lessor's title thereto or in its own name to validate Lessee's title to the leasehold estate created hereby and in such case, Lessor agrees to assist and cooperate with Lessee in any such action. The reasonable costs and expenses of any such action to defend or validate Lessor's title shall be deductible by Lessee from any royalties, rentals, or other payments accruing hereunder.

If Lessor owns a lesser interest in the Premises than the entire and undivided fee simple estate therein, then the royalties, rentals and other sums payable hereunder shall be paid to Lessor only in proportion which sum interest bears to the whole and undivided fee. In case of notice of an adverse claim to the Premises affecting all or any part thereof, or royalties, rentals or other sums payable hereunder, Lessee may withhold payment or delivery of such royalties, rentals or payments until ownership thereof is finally determined by agreement of the parties concerned or by a court of competent jurisdiction.

If the Premises are owned by two or more parties or ownership of any interest therein shall hereafter be transferred by sale, devise, operation of law or otherwise, the Premises nevertheless may be held, developed and operated as an entirety, and the royalties, rentals and other sums payable hereunder shall be divided among and paid to the several owners in the proportion that the acreage owned by each such owner bears to the entire acreage of the Premises.

12. Surrender of Lease. Lessee shall have the right to surrender this Lease or any portion thereof by written notice to Lessor describing the portion surrendered, or by returning the Lease to the Lessor with an endorsement of surrender thereon, or by recording the surrender or partial surrender of this Lease, any of which shall be a full and legal surrender of this Lease as to all of the Premises or such portion thereof as the notice of surrender shall describe and a cancellation of all liabilities under the same of the parties hereto relating in any way to the portion or all of the Premises described in the notice of surrender, and the rentals and other payments payable hereunder shall be reduced in proportion to the acreage surrendered.

13. Force Majeure; Curing of Defaults. In the event Lessee is unable to perform any act or acts contemplated by this Lease by reason of force majeure including, without limitation, acts of God, strikes, governmental regulations or other occurrences beyond Lessee's reasonable control, this Lease shall nevertheless remain in full force and effect until Lessee can perform said act or acts and Lessee shall not be liable for damages or failure to comply therewith. In the event Lessor considers that Lessee has not complied with all of its obligations hereunder, either expressed or implied, Lessor shall give Lessee written notice thereof describing specifically the respects in which Lessee has breached this Lease. Lessee shall have sixty (60) days after receipt of such notice within which to cure or commence curing the default alleged by Lessor and if Lessee shall within such sixty-day period cure or commence curing and thereafter diligently continue curing such default, no default by Lessee shall be deemed to have occurred. Such notice to Lessee shall be a condition precedent to commencement of any action by Lessor for any cause and no such action shall be commenced until sixty (60) days after Lessee's receipt of such notice. Neither the receipt of such notice nor the doing of any acts by Lessee in order to cure any alleged default shall be deemed an admission by or presumption that Lessee has failed to comply with all its obligations hereunder.

14. Notices. Any notice required hereunder to Lessor or Lessee shall be deemed to have been properly given or received when delivered in person or three (3) days after the same has been deposited in the United States mail, postage prepaid, properly addressed, in the case of Lessor, to the person and at the address to which payments are to be made or tendered to Lessor pursuant to Section 5 hereof and, in the case of Lessee, to the address appearing in the heading of this Lease or to such other person and/or address as either Lessor or Lessee may designate by notice to the other in the manner herein provided.

15. Entire Agreement. All covenants by and agreements of the parties hereto shall extend to their heirs, personal representatives, successors and assigns. It is mutually agreed that this instrument contains and expresses all of the agreements and understandings of the parties with respect to the subject matter hereof and no implied covenant, agreement or obligation has been made or relied upon or imposed upon the parties or either of them.

16. 200,000 cubic feet of free gas to be used at Lessor's sole risk and expense.

17. Any unitization must be covered by specific written permission of the Lessor.

IN WITNESS WHEREOF, the Lessors have signed this instrument as of the date first written above.
Signed and acknowledged in the presence of:

[Redacted Signature Block]

Fed. I.D. No. _____

STATE OF Ky. } SS:
COUNTY OF Madison

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named Charles J. Thomas
and Lois C. Thomas

who acknowledged to me that they did execute the foregoing instrument and that the same is a free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at Berea Ky.
this 5th day of September, 1980

(Notarial Seal) This Instrument Prepared By: Landmark Petroleum Management Co., Inc. My Commission expires May 1981

No. _____ Acres _____
OIL AND GAS LEASE FROM _____
TO _____
LANDMARK PETROLEUM MANAGEMENT COMPANY, INC. 320
Date Sept 23 - 1980 9:35 AM
Primary Term _____
Township _____ Sec / Lot No. _____
Twp No. _____ Range No. _____
County Washington State Ohio
Rec. for Record Sept 22, 1980
Recorded Sept 23, 1980
Book 231 Page 761
County Recorder _____

ASSIGNMENT, CONVEYANCE AND MINERAL DEED

STATE OF OHIO

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WASHINGTON

The actions contemplated by this Conveyance were confirmed by the United States District Court for the Western District of Texas, Austin Division, in SEC v. Helms, et al., Civil Action No. 1:13-cv-01036-ML, in the "Confirmation Order" attached as Exhibit A.

This Assignment, Conveyance and Mineral Deed (the "**Conveyance**") from TECHNICOLOR MINERALS, whose address is P.O. Box 141638, Austin, Texas 78714, as Grantor (the "**Grantor**"), to:

_____ whose address is _____ as Grantee (whether one or more and collectively referred to as the "**Grantee**"), dated as of the latest of the dates of the acknowledgements below but to be effective as of November 1, 2016 (the "**Effective Date**") as further defined in paragraph 4 below.

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL, TRANSFER, ASSIGN all of Grantor's right, title and interest, subject to any reservations set forth in this Conveyance, unto Grantee and Grantee's respective successors and assigns, in and to all of the oil, gas and other minerals located within the geographical boundaries of Washington County, Ohio, without limitation, including all mineral interests, royalty interests, non-participating royalty interests and overriding royalty interests (including royalty interests in casinghead gas, gasoline and royalty in other minerals), production payments, bonus payments, delay rental payments, contract rights, and executive rights, including but not limited to those Properties described in Exhibit B attached hereto and made a part hereof for all purposes and being the same property described in the conveyances recorded as Instrument No. 200900004978 and Instrument No. 200900004979 in the Official Public Records of Washington County, Ohio (the "**Properties**").

This Conveyance does not cover or include any leasehold (*i.e.* working) interests owned by the Grantor.

TO HAVE AND TO HOLD the Properties, together with all rights, privileges, and appurtenances thereto, unto the Grantee and the Grantee's successors and assigns forever, on and subject to the following terms and conditions:

1. **Adjacent Lands and Interests.** The Properties subject to this Conveyance also include all strips, gores, roadways, water bottoms, and other land adjacent or contiguous with the Properties described above and owned or claimed by Grantor as described in but not limited to Exhibit B. 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.

2. **To the extent transferable,** Grantee shall have the right of full substitution and subrogation in and to any and all rights and actions of warranty which Grantor has or may have with respect to the Properties conveyed hereunder of which Grantor has or may have against.

DATE 2/17/17
APPROVED _____
BY _____
ROGER WRIGHT, P.E., P.S.
WASHINGTON CO. ENGINEER

TRANSFERRED NO.	<u>123</u>
TRANSFER FEE	<u>1.00</u>
SEC. 319 202 R.C. COMPLIED WITH 322.02	
FEB 17 2017	
<u>286.40</u>	
IN AMOUNT	
WILLIAM D. MCFARLAND, AUDITOR	
WASHINGTON COUNTY, OHIO	
BY _____	

201700001057 ✓
Filed for Record in
WASHINGTON COUNTY, OHIO
TRACEY WRIGHT, RECORDER
02-17-2017 At 02:11 PM.
DEED 128.00
OR Volume 608 Page 2370 - 2380

3. **Lands and Leases.** In addition to the assignments and conveyances described above, Grantor sells, assigns, transfers and conveys to Grantee, its successors and assigns, by this Conveyance, each of the following: (i) the rights of ingress, egress and possession at all times to mine, drill and explore the Properties for oil, gas and other minerals, and to produce, store, dehydrate, compress, treat, process, transport, market and remove oil, gas and minerals comprising the Properties, and exercise all other rights lawfully belonging to the oil, gas and mineral estate, including all easements and rights-of-way; (ii) valid and existing oil, gas and/or other mineral leases (the "Leases," or singularly, a "Lease") insofar as they cover the lands wherein the Properties are located (the "Lands") as to the interests conveyed hereby, together with all royalties, shut-in royalties, delay rentals paid to extend the term within which operations may be conducted on the Leases and other rights and interests under each Lease, insofar as they cover the Lands; (iii) all royalties, revenues, payments, accounts, suspended funds, refunds, and interest on overdue payments payable by any lessee, operator, purchaser of production, seller of production or other legal entity, with respect to any oil, gas and/or other minerals produced from, or attributable to, the Lands after the Effective Date of this Conveyance (including all such production in any tank); (iv) all liens and security interests securing the payment of the sums described in (iii) above ; and (v) all rights, claims and causes of action of Grantor with respect to the sums in (iii) above, including claims for the underpayment of past royalties, waste and environmental claims.

4. **Producing Properties.** For those properties which are producing, capable of producing, or being prepared for production the Effective Date shall refer to the Accounting, or check stub date, and shall be considered first day of the month for revenue receipts, expense or tax payments regardless of the actual sales or production date associated with the same.

5. **Payment of Taxes:** (i) Grantee shall pay and defend and hold Grantor harmless with respect to the payment of all ad valorem taxes on the Properties for the 2016 Tax Period and thereafter, together with any interest or penalty assessed thereon. Regardless of the foregoing, Grantor agrees to reimburse Grantee, upon evidence from Grantee that such taxes have been paid, Grantor's proportionate share of taxes in respect of its ownership of the Properties during the Tax Period; (ii) Grantee shall further defend and hold Grantor harmless with respect to the payment of sales taxes or other taxes in connection with this Conveyance, if any, including interest or penalty assessed thereon; (iii) Grantee shall be responsible for payment of any or all taxes (other than ad valorem and income taxes) which are imposed on or with respect to the production of oil, natural gas or other hydrocarbons or minerals or the receipt of proceeds therefrom (including but not limited to severance, production and excise taxes) sold prior to or after the Effective Date.

6. **Further Assurances.** Grantor and Grantee agree that Each of the parties hereto shall execute, acknowledge and deliver to the other such further instruments, conveyances, deeds, acquittances, division orders and transfer orders, and take such other actions as may be reasonably necessary to carry out the provisions of this Conveyance. However, Grantee shall assume all responsibility for notifying the purchaser of oil and gas production from the Properties, and such other designated persons who may be responsible for disbursing payments for the purchase of such production, of the change of ownership of the Properties. Grantee shall take all actions necessary to effectuate the transfer of such payments to Grantee as of the Effective Date. Grantor shall have no responsibility or liability for the proper distribution of proceeds from and after the Effective Date.

7. **Governing Law and Venue.** This Conveyance shall be governed by and construed in accordance with the laws of Ohio except where the laws of the jurisdiction in which the Properties, Leases or Lands are situated require otherwise, without regard to any conflict of law rules or principles that would direct application in another jurisdiction.

This Conveyance is made on an "AS IS-WHERE IS" basis without warranty of title except for full substitution and subrogation to any rights and actions of warranty which Grantor may have.

GRANTOR:

TECHNICOLOR MINERALS

By: TECHNICOLOR MINERALS

By:

[Redacted Signature]

Thomas L. Taylor III
Court-appointed Receiver

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

On this day, Thomas L. Taylor III, court-appointed Receiver for Technicolor Minerals, acknowledged to me under oath that he is authorized to execute the foregoing instrument in his capacity as court-appointed Receiver, and that he executed said instrument in this capacity for the purposes and consideration expressed in said instrument.

Subscribed and sworn to before me on this the 20th day of December, 2016, to certify which witness my hand and official seal of office.

[Redacted Signature]

Notary Public in and for the State of Texas

My commission expires: 2/25/18



EXHIBIT A

ATTACHED TO AND MADE A PART OF THAT CERTAIN ASSIGNMENT OF ROYALTY
INTERESTS BY AND BETWEEN **TECHNICOLOR MINERALS**, AS GRANTOR AND
[REDACTED] AS GRANTEE.

EXHIBIT A

Case 1:13-cv-01036-ML Document 346 Filed 12/16/16 Page 1 of 6

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

FILED

2016 DEC 16 AM 11:33

CLERK US DISTRICT COURT
WESTERN DISTRICT OF TEXAS

BY

SECURITIES AND EXCHANGE COMMISSION,
Plaintiff,

V.

ROBERT A. HELMS, ET AL.,
Defendants,

and

WILLIAM L. BARLOW AND GLOBAL CAPITAL
VENTURES, LLC,
*Relief Defendants, solely for the
purposes of equitable relief.*

§ 87(2)(b)

Civil Action No. 1:13-cv-01036-ML

ORDER CONFIRMING SALE OF RECEIVERSHIP ESTATE PROPERTY

CAME ON THIS DAY to be considered, Receiver's November 30, 2016 Motion for Entry of Order Confirming the Sale of Receivership Estate Property (Clerk's Docket No. 345) (the "Confirmation Motion"). Through the Confirmation Motion, Receiver Thomas L. Taylor III seeks confirmation of the sale of certain producing and non-producing royalty interests located in Belmont, Guernsey, Monroe, Morgan, Noble and Washington Counties, Ohio, as more fully described in **Exhibit A** hereto (the "Marcellus/Utica Assets").

In connection with the Confirmation Motion, the Court previously entered its May 27, 2014 Order (1) Granting Receiver Authority to Sell Oil and Gas Interests; (2) Approving Engagement of Sales and Marketing Firm; and (3) Approving Sales Procedures (Clerk’s Docket No. 77) (the “Sales Order”).

The Court, having considered the Confirmation Motion, and all opposition, responses or objections thereto, if any; and having determined that proper notice and reasonable opportunity

to intervene, to object and to be heard with respect to the Confirmation Motion and the relief requested therein has been given to all necessary parties with respect to the Confirmation Motion; and having determined that the Confirmation Motion is fully supported by the entire record in these proceedings to date, all evidence presented to the Court and the arguments of counsel; the Court is of the opinion that the Confirmation Motion should be and hereby is GRANTED in all respects

It is therefore **ORDERED** that the Confirmation Motion is **GRANTED** in all respects.

It is further **ORDERED** that any liens, claims, encumbrances and/or interests of security asserted in the Marcellus/Utica Assets, under any legal or equitable principles, are not valid, have been paid or have been otherwise discharged.

It is further **ORDERED** that the sale of the Marcellus/Utica Assets free and clear of all liens, claims and encumbrances to Hyrdocarbon Minerals, II, LLC ("Buyer"), for the amount of \$350,000 is hereby **CONFIRMED**. The Receiver is directed to take all further action necessary to complete the sale and transfer of the Marcellus/Utica Assets to Buyer pursuant to the Sales Order.

SIGNED on DECEMBER 16, 2016.


MARK LANE
UNITED STATES MAGISTRATE JUDGE

Instrument	Volume	Page
201700001057 OR	608	2376

Exhibit A

All of TECHNICOLOR MINERALS right, title, and interest in and to all of the oil, gas, and other minerals located within the geographical boundaries of Belmont, Guernsey, Monroe, Morgan, Noble, and Washington Counties in the State of Ohio, without limitation, including all mineral interests, royalty interests, non-participating royalty interests, and overriding royalty interests (including royalty interests in casinghead gas, gasoline and royalty in other minerals), production payments, bonus payments, delay rental payments, contract rights, and executive rights, including but not limited to those properties described as follows:

I. In Instrument No. 201000002357 in the Official Public Records of Belmont County, Ohio and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Belmont County, Ohio. Specifically including, but in no way limited to, the Grantor's undivided $\frac{1}{2}$ (one half) interest of $\frac{7}{8}$ th's (seven eighths) of $\frac{1}{2}$ (one half) of the acreage in and to the following legal descriptions: *Situated in Belmont County, Ohio, and in the Township of York, Township Number 4, Range Number 3, in the SW/4, Section 31* and bounded substantially by lands now or formally owned as follows: On the North by H. Walter; on the East by R. Oneacre & H. Walter; on the South by Monroe County Line; and on the West by B. Armound & R. Jones. Parcel Number 52-00405.000 (79.5 acres, more or less) Prior Reference: Instrument Number 201000002357, OR Book 224, Pages 587 – 590 of the Belmont County Official Records.

II. In Instrument No. 200900006334 in the Official Public Records of Guernsey County, Ohio and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Guernsey County, Ohio. Specifically including, but in no way limited to, the Grantor's undivided $\frac{1}{2}$ (one half) interest in and to the following legal descriptions: *Situated in Guernsey County, Ohio, and in the Township of Wheeling, being in the southeast quarter of Section 11, Range 3 West, Township 4 North, of "The United States Military District."* Parcel Number 42-00416.000 Prior Reference: Instrument Number 200900006334, OR Book 468, Pages 847-850 of the Guernsey County Official Records.

III. In Instrument No. 52746, and Instrument No. 201600089743 in the Official Public Records of Monroe County, Ohio and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Monroe County, Ohio. Specifically

including, but in no way limited to, the Grantor's undivided ½ (one half) interest in and to the following legal descriptions:

- i. *Situated in Monroe County, Ohio, and in Section 16 of the Township of Summit, Section 10 of the Township of Wayne, and Section 10 of the Township of Center. Parcel Numbers 22-025005, 32-004006 and 04-031004 Prior Reference: Instrument Number 52746, OR Volume 183, Pages 588 – 590 of the Monroe County Official Records.*
- ii. *Situated in Monroe County, Ohio, and in the Township of Bethel, Section 35, Township 3, Range 6, being 27.100 acres, more or less. Parcel Number 3-25011 Prior Reference: Instrument Number 201600089743, OR Book 338, Pages 592 – 594 of the Monroe County Official Records.*

IV. In Instrument No. 200900044845 in the Official Public Records of Morgan County, Ohio, and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Morgan County, Ohio. Specifically including, but in no way limited to, the Grantor's undivided ½ (one half) interest in and to the following legal descriptions: *Situated in Morgan County, Ohio, and the Township of Bloom being part in the southwest quarter of Section 3 and part in the southeast quarter of Section 4, Range 12 West, Township 11 North, of the Congress Lands East of the Scioto River*, containing 124.646 acres, more or less. Parcel Numbers: 010-001-630-0, 010-001-620-0, 010-001-610-1 Prior Instrument Reference: 200900044845, OR Book 202, Pages 2666 - 2668, of the Morgan County Official Records.

However, the Grantor's interests in these parcels is further Limited to the gas and oil royalties received in connection with the oil and gas wells located upon the surface of the lands on the 25th day of May, 2004 as listed: HICKMAN 2, HICKMAN 4, HICKMAN 5, HICKMAN 6, HICKMAN 7

Prior Instrument Reference: 200400030236, OR Book 135, Pages 611 - 615, of the Morgan County Official Records.

V. In Instrument No. 201000047602 in the Official Public Records of Noble County, Ohio, and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Noble County, Ohio. Specifically including, but in no way limited to, the Grantor's undivided ½ (one half) interest in and to the following legal descriptions: *Situated in Noble County, Ohio,*

Township of Beaver, being in the southeast quarter of Section 5, Range 7 West, Township 8 North, of "The Old Seven Ranges Survey." Parcel Number 01-21084, consisting of 68.352 acres, more or less. Prior Reference: Instrument Number 201000047602, OR Volume 175, Pages 826-831, of the Noble County Official Records.

- VI. In Instrument No. 200900004978 and Instrument No. 200900004979 in the Official Public Records of Washington County, Ohio, and including but not limited to the properties described as follows:

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Washington County, Ohio. Specifically including, but in no way limited to, the Grantor's interest in and to the following legal descriptions:

- i. *Situated in Washington County, Ohio, and in the Township of Grandview, Section 32, Northeast quarter of the Southeast Quarter, an undivided ½ (one half) of ½ (one half) of 40 acres, more or less. Parcel Number 15-58140 Prior Reference: Instrument Number 200900004978, OR Volume 482, Pages 1396 – 1398 of the Washington County Official Records.*
- ii. *Situated in Washington County, Ohio, and in Section 9, Township 2, Range 5, described as follows: Northwest quarter of the Northeast Quarter, an undivided ½ (one half) of 40 , more or less. Parcel Number 15-58532-00 Prior Reference: Instrument Number 200900004979, OR Volume 482, Pages 1399 – 1400 of the Washington County Official Records.*

EXHIBIT B

ATTACHED TO AND MADE A PART OF THAT CERTAIN ASSIGNMENT OF ROYALTY INTERESTS BY AND BETWEEN **TECHNICOLOR MINERALS, AS GRANTOR AND HYDROCARBON MINERALS II, LLC, AS GRANTEE.**

ALL (100%) of the Grantor's interest including royalty, overriding royalty, and/or mineral interests of Grantor(s) located in Washington County, Ohio.

Specifically including, but in no way limited to, the Grantor's interest in and to the following legal descriptions:

- I. Situated in Washington County, Ohio, and in the Township of Grandview, Section 32, Northeast quarter of the Southeast Quarter, an undivided ½ (one half) of ½ (one half) of 40 acres, more or less.*

Parcel Number 15-58140

Prior Reference: Instrument Number 200900004978, OR Volume 482, Pages 1396 – 1398 of the Washington County Official Records.

- II. Situated in Washington County, Ohio, and in Section 9, Township 2, Range 5, described as follows: Northwest quarter of the Northeast Quarter, an undivided ½ (one half) of 40 , more or less.*

Parcel Number 15-58532-00

Prior Reference: Instrument Number 200900004979, OR Volume 482, Pages 1399 – 1400 of the Washington County Official Records.

201700001057
HYDROCARBON MINERALS II, LLC
SEE FILE/ATTN:DANNY TABALLY
9302 S 83RD CT
HICKORY HILLS IL 60457



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.

ASSIGNEE:

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as _____ of _____, a _____, on behalf of said _____.

Witness my hand and official seal.

Notary Public - Signature

Commission Expiration Date

EXHIBIT 'A'

Attached to and made a part of this **ASSIGNMENT OF WELLBORE ROYALTY INTEREST** dated effective June 1st, 2026, from [REDACTED]
[REDACTED] Assignor, to _____, Assignee.

ASSIGNED WELLBORE:

Well Name	API Number
Harry Cisler 5UH	34111249790000

LAND:

Washington County, Ohio, Parcel No. 150058532000
Prior Instrument Reference: Volume 608, Page 2370, Washington County Official Records

LEASE (Limited to Wellbore Only):

LEASE DATE:	September 5, 1980
RECORDED:	September 22, 1980
BOOK/PAGE:	Volume 231, Page 761
LESSOR:	Charles J. Thomas and Lois C. Thomas
LESSEE:	Landmark Petroleum Management Company, Inc.

This Instrument Prepared by:
Hanlon, McCormick, Schramm, Bickford & Schramm Co., LPA
46457 National Road West
St. Clairsville, OH 43950
(740) 695-1444