

Mineral Deed

KNOW ALL MEN BY THESE PRESENTS:

That _____, whose address is, _____ 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 of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto the following:

hereinafter called the **Grantee** (whether one or more), **Grantor's undivided right title and interest in the amount set below** in and to the oil, gas and other minerals and royalty in and under and that may be produced from the following lands located in **Otero** County located in the State of **Colorado**, to-wit:

5.00 Net Mineral Acres in the SW/4 of Section 34, Township 24 South, Range 57 West

together with the right of ingress and egress at all times for the purpose of 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. Grantee shall be entitled to receive any suspended or unpaid royalties, or other benefits, from production from and after the effective date herein.

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, his heirs, successors, executors, personal representatives, and assigns forever, Grantor warrants and agrees to forever defend title to the Mineral Interest, free and clear of all title defects, liens and encumbrances arising by, through and under Grantor, but not otherwise.

WITNESS Grantor's, hand this _____ day of January 2022.

State of Texas

ss:

County of Collin

On this _____ day of January, 2022 before me, the undersigned, a Notary Public, in and for the County and State aforesaid, personally appeared, _____ known to me to be the identical person who subscribed the name of the maker thereof to the foregoing instrument and acknowledged to me that he/she executed the same as his/her 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: _____

(Seal):

Commission Expires: _____