

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 62 Data Packet
**McLaughlin, Pyle 6,
Shahan, Pace, Pyle 6-7**
Royalty Interest in
DeSoto Parish, LA

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Lot Summary

Parish/State: DeSoto Parish, LA

Legal Description: Lands located in the W/2 of Section 5, Township 12 North, Range 16 West, DeSoto Parish, Louisiana, LESS AND EXCEPT that interval in the Pettit Formation between 6,154' and 6,236', or the stratigraphic equivalent thereof, as found in the Jeems Bayou Production Corporation Eliza Pyle #1 well; and FURTHER LESS AND EXCEPT the wellbore interests of the Ha Ra Suh; James Pace 17-8-5 HC (serial# 251857) and the Ha Ra Suh; James Pace 17-7-6 HC (serial#251858).

Lease Name: McLaughlin, Pyle 6, Shahan, Pace, Pyle 6-7

Asset Type: Royalty Interest

DecimalInterest: See below*

MonthlyIncome(3 mo): \$74.05

Operator: Comstock Oil & Gas, LLC

*DECIMAL INTERESTS		
	Pay Stub Decimal	Decimal Interest Being Conveyed (1.5%)
McLaughlin 5 HZ 1-ALT	0.02731707	0.0004097561
Pyle 6 HZ 1	0.02731707	0.0004097561
Shahan 5-8 HC 1-ALT	0.02039648	0.0003059472
Pace James 5-8 HC 1-ALT	0.01824722	0.0002737083
Pyle 6-7 HC 1-ALT	0.01848534	0.0002772801

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

3 months income info

Net Income: \$222.15

Per Month: \$74.05

DE SOTO LA - HAYNESVILLE - HAYNESVILLE SHALE Producing Royalties

Check Revenue Statement

Production Months

Operator	Apr-2020	May-2020	Jun-2020				Average
COMSTOCK OIL & GAS, LLC	\$71.04	\$79.84	\$71.27				\$74.05
<i>* Cash flow reflects the sale of 1.50% of the assets shown on the check statements paid by COMSTOCK OIL & GAS, LLC in this package.</i>							
Package Totals:	\$71.04	\$79.84	\$71.27				\$74.05

COMSTOCK OIL & GAS, LLC

5300 TOWN & COUNTRY BLVD
SUITE 500
FRISCO TX 75034



Check Number **0000130648**

Owner													
Prod Date	Prod Code	Type	Price	MCF Quantity	Value	Gross Deductions	Net	Interest	Paid Int	Value	Deductions	Net Share	
Property: 06/2020	LA-307-1265	GAS	OR1	1.51	12,816.00	MCLAUGHLIN 5 HZ 1-ALT	19,291.03	LA De Soto	15,240.52	0.02731707	0.02731707	Section: 32 526.97	Township: 013-N Range: 016-V 417.37
						Deduct	Description						
						LASEVT	1,602.00	LOUISIANA SEVERANC 43.76					
						OTH	2,410.04	OTHER DEDUCTIONS 65.84					
Property: 06/2020	LA-307-1300	GAS	OR1	1.50	12,594.00	PYLE 6 HZ 1	18,935.30	LA De Soto	14,957.65	0.02731707	0.02731707	Section: 31 517.26	Township: 013-N Range: 016-V 409.64
						Deduct	Description						
						LASEVT	1,574.25	LOUISIANA SEVERANC 43.00					
						OTH	2,365.60	OTHER DEDUCTIONS 64.62					
Property: 06/2020	LA-307-1389	GAS	OR1	1.50	43,130.00	SHAHAN 5 - 8 HC 1-ALT	64,900.87	LA De Soto	51,272.04	0.02039648	0.02039648	Section: 32 1,323.75	Township: 013-N Range: 016-V 1,048.41
						Deduct	Description						
						LASEVT	5,391.25	LOUISIANA SEVERANC 109.96					
						OTH	8,108.12	OTHER DEDUCTIONS 165.38					
Property: 06/2020	LA-307-1391	GAS	OR1	1.51	76,945.00	PACE JAMES 5 - 8 HC 1-ALT	115,901.09	LA De Soto	91,572.38	0.01824722	0.01824722	Section: 05 2,114.87	Township: 012-N Range: 016-V 1,675.16
						Deduct	Description						
						LASEVT	9,618.13	LOUISIANA SEVERANC 175.50					
						OTH	14,479.62	OTHER DEDUCTIONS 264.21					
Property: 06/2020	LA-307-1394	GAS	OR1	1.51	54,429.00	PYLE 6 - 7 HC 1-ALT	82,010.41	LA De Soto	64,797.77	0.01848534	0.01848534	Section: 31 1,515.99	Township: 013-N Range: 016-V 1,200.65
						Deduct	Description						
						LASEVT	6,803.63	LOUISIANA SEVERANC 125.77					
						OTH	10,245.63	OTHER DEDUCTIONS 189.39					

	Owner Gross	Owner Net Deductions	Owner Net Totals
Current Check	5,999.84	1,247.43	4,751.41
Year To Date	60,928.53	10,729.67	50,198.86

002617

Owner

Check Date: 08/27/2020

Check Amount

4,751.41

COMSTOCK OIL & GAS, LLC

5300 TOWN & COUNTRY BLVD

SUITE 500

FRISCO TX 75034

Check Number 0000122777



Prod Date	Prod Code	Type Int	Price	MCF Quantity	Value	Gross Deductions	Net	Interest	Paid Int	Value	Owner Deductions	Net Share
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Property: LA-307-1265 MCLAUGHLIN 5 HZ 1-ALT LA De Soto Section: 32 Township: 013-N Range: 016-V
05/2020 GAS OR1 1.58 13,460.00 21,256.50 17,010.29 0.02731707 0.02731707 580.67 465.77

Deduct
LASEVT 1,678.63
OTH 2,527.29

Description
LOUISIANA SEVERANC 45.86
OTHER DEDUCTIONS 69.04

Property: LA-307-1300 PYLE 6 HZ 1 LA De Soto Section: 31 Township: 013-N Range: 016-V
05/2020 GAS OR1 1.58 13,310.00 20,997.61 15,801.26 0.02731707 0.02731707 573.59 460.04

Deduct
LASEVT 1,660.00
OTH 2,496.51

Description
LOUISIANA SEVERANC 45.35
OTHER DEDUCTIONS 68.20

Property: LA-307-1389 SHAHAN 5 - 8 HC 1-ALT LA De Soto Section: 32 Township: 013-N Range: 016-V
05/2020 GAS OR1 1.57 46,054.00 72,381.63 57,894.48 0.02039648 0.02039648 1,476.33 1,183.65

Deduct
LASEVT 5,743.50
OTH 8,605.81

Description
LOUISIANA SEVERANC 117.15
OTHER DEDUCTIONS 175.53

Property: LA-307-1391 PACE JAMES 5 - 8 HC 1-ALT LA De Soto Section: 05 Township: 012-N Range: 016-V
05/2020 GAS OR1 1.57 81,187.00 127,728.32 102,174.08 0.01824722 0.01824722 2,330.69 1,868.83

Deduct
LASEVT 10,125.00
OTH 15,186.24

Description
LOUISIANA SEVERANC 184.75
OTHER DEDUCTIONS 277.11

Property: LA-307-1394 PYLE 6 - 7 HC 1-ALT LA De Soto Section: 31 Township: 013-N Range: 016-V
05/2020 GAS OR1 1.57 57,644.00 90,718.41 72,571.05 0.01848534 0.01848534 1,676.96 1,344.69

Deduct
LASEVT 7,188.88
OTH 10,785.95

Description
LOUISIANA SEVERANC 132.89
OTHER DEDUCTIONS 199.38

	Owner Gross	Owner Net Deductions	Owner Net Totals
Current Check	6,638.24	1,315.26	5,322.98
Year To Date	54,929.69	9,482.24	45,447.45

002617

Owner

Check Date: 07/27/2020

Check Amount

5,322.98



Remittance Statement

COMSTOCK OIL & GAS, LLC
5300 TOWN & COUNTRY BLVD
SUITE 500
FRISCO, TX 75034

Additional information can be obtained by calling: (972) 668-8800

Owner Code: 002617
Check Number: 0000115322

Check Date: 06/26/2020

Production Date	Prod Code	Type Int	Price	MCF Quantity	Gross Value	Gross Deductions	Gross Net	Interest	Paid Int	Owner Value	Owner Deductions	Owner Net
Property: LA-307-1265 MCLAUGHLIN 5 HZ 1-ALT LA De Soto Section: 32 Township: 013-N Range: 016-W												
04/2020	GAS	OR1	1.47	13,486.00	19,772.55		15,462.56	0.02731707	0.02731707	540.13		423.50
Deduct Description												
					LASEVT 1,685.75						LOUISIANA SEVERANC 46.05	
					OTH 2,583.75						OTHER DEDUCTIONS 70.58	
Property: LA-307-1300 PYLE 6 HZ 1 LA De Soto Section: 31 Township: 013-N Range: 016-W												
04/2020	GAS	OR1	1.46	13,295.00	19,463.56		15,218.40	0.02731707	0.02731707	531.69		416.81
Deduct Description												
					LASEVT 1,661.88						LOUISIANA SEVERANC 45.40	
					OTH 2,543.36						OTHER DEDUCTIONS 69.48	
Property: LA-307-1389 SHAHAN 5 - 8 HC 1-ALT LA De Soto Section: 32 Township: 013-N Range: 016-W												
04/2020	GAS	OR1	1.44	45,818.00	65,808.96		51,344.67	0.02039648	0.02039648	1,342.27		1,050.05
Deduct Description												
					LASEVT 5,727.25						LOUISIANA SEVERANC 116.82	
					OTH 8,599.46						OTHER DEDUCTIONS 175.40	
Property: LA-307-1391 PACE JAMES 5 - 8 HC 1-ALT LA De Soto Section: 05 Township: 012-N Range: 016-W												
04/2020	GAS	OR1	1.44	81,140.00	116,666.91		91,035.53	0.01824722	0.01824722	2,128.85		1,665.60
Deduct Description												
					LASEVT 10,142.50						LOUISIANA SEVERANC 185.07	
					OTH 15,245.23						OTHER DEDUCTIONS 278.18	
Property: LA-307-1394 PYLE 6 - 7 HC 1-ALT LA De Soto Section: 31 Township: 013-N Range: 016-W												
04/2020	GAS	OR1	1.44	56,721.00	81,586.56		63,664.94	0.01848534	0.01848534	1,508.16		1,180.02
Deduct Description												
					LASEVT 7,090.13						LOUISIANA SEVERANC 131.06	
					OTH 10,661.17						OTHER DEDUCTIONS 197.08	

Check Amount: 4,735.98

	Owner Gross	Owner Net Deductions	Owner Net Totals
Current Check	6,051.10	1,315.12	4,735.98
Year To Date	66,466.39	11,869.81	54,596.58

LEGEND

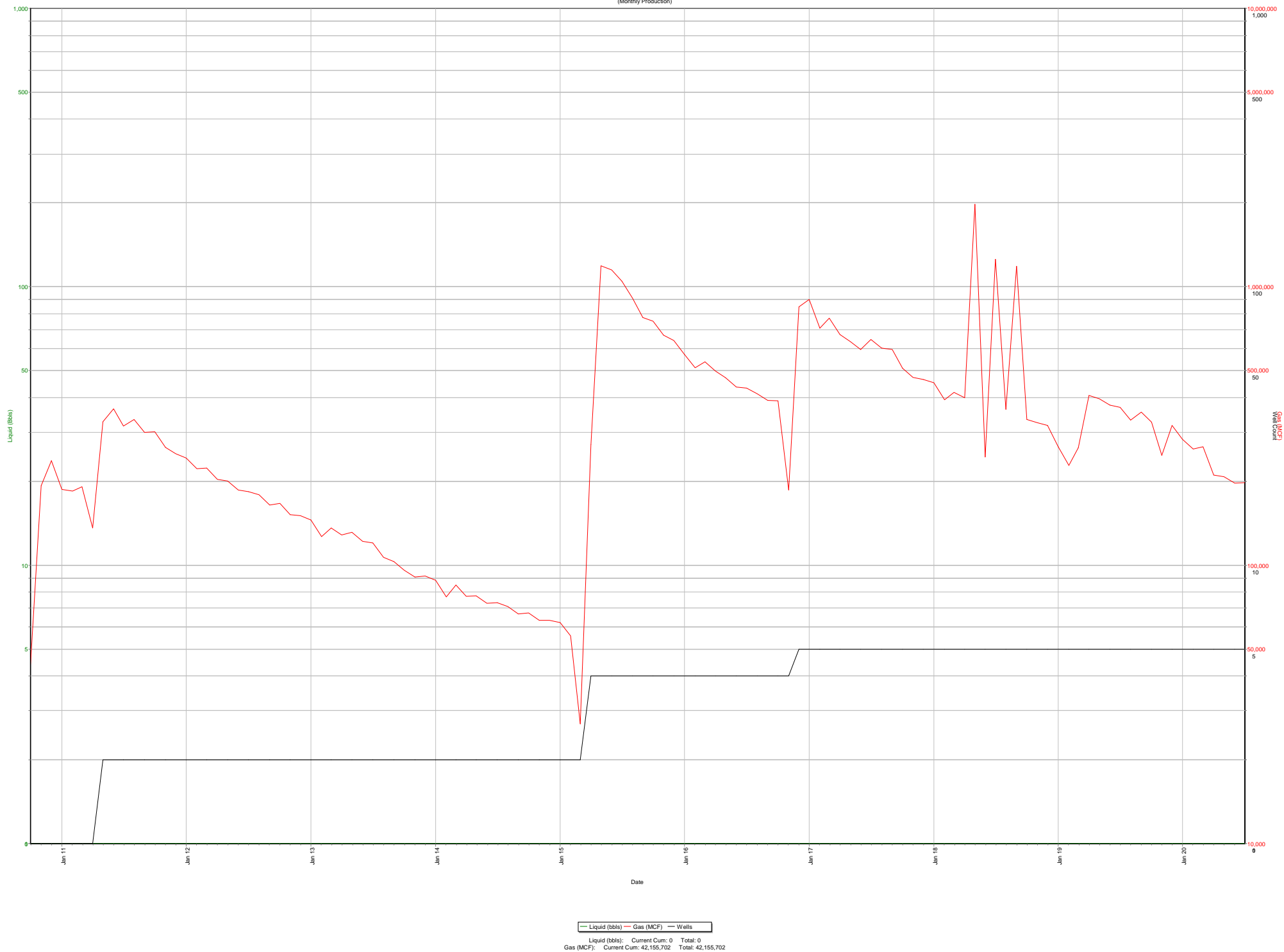
W = Working Interest C = Carried Interest
R = Royalty Interest M = Makeup Interest
O = Overriding Royalty Interest



Production



Summary page selections
(Monthly Production)

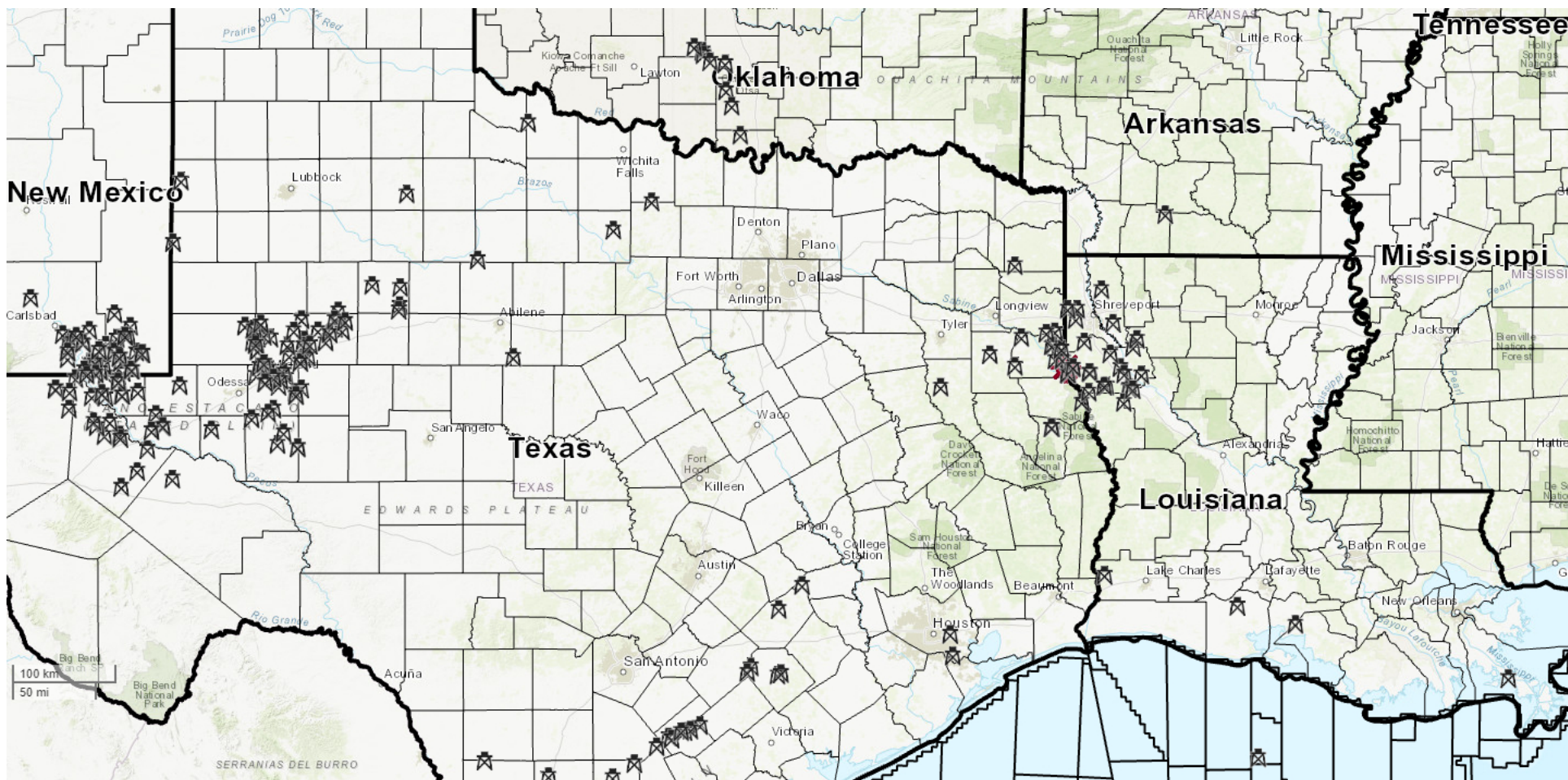


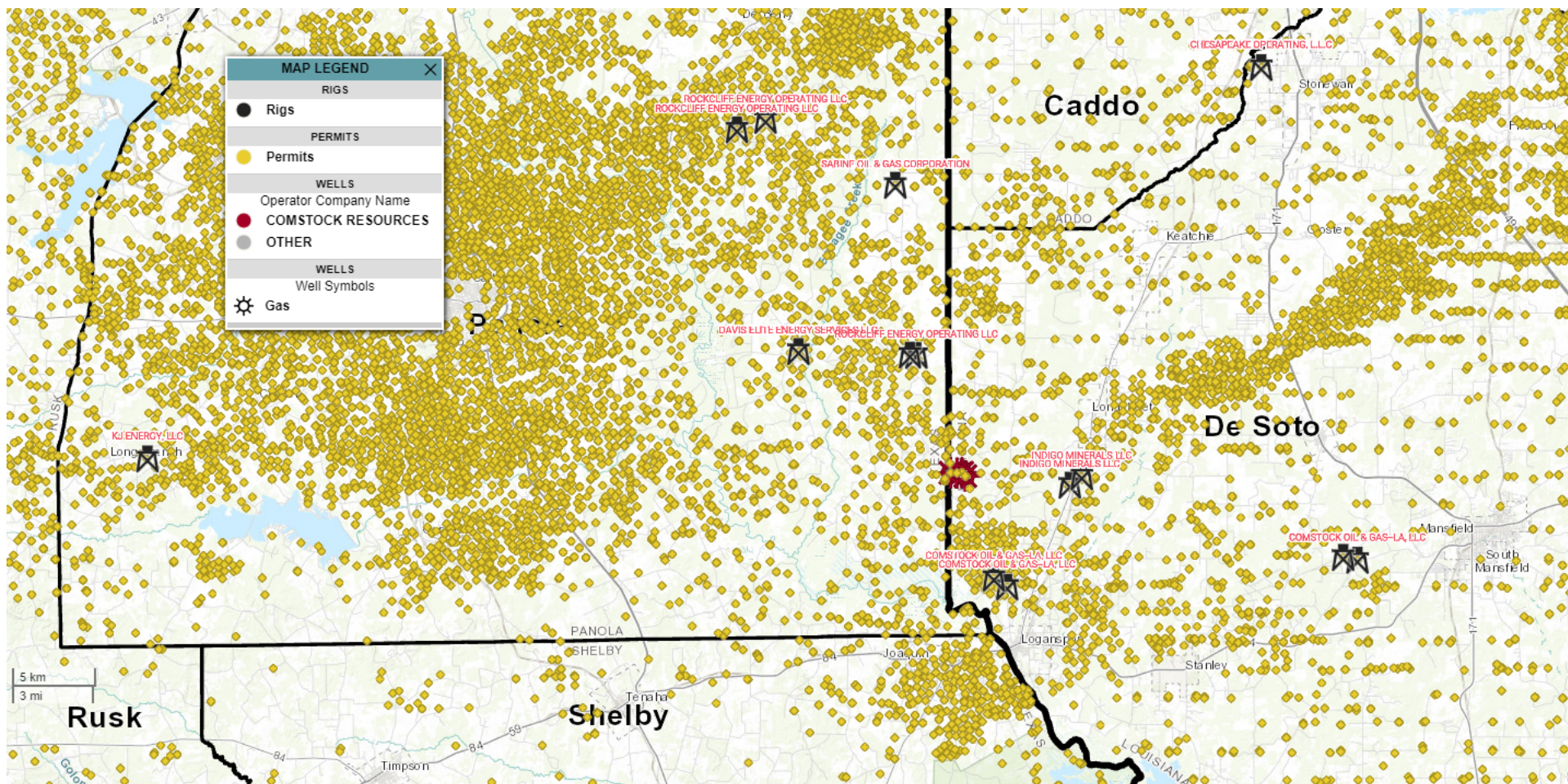
Liquid (bbls): Current Cum: 0 Total: 0
Gas (MCF): Current Cum: 42,155,702 Total: 42,155,702



Maps









Misc. Info



OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Jeems Bayou Production Corporation, whose address is PO Box 639, Oil City, LA 71061 (hereinafter referred to as "Grantor"), does hereby bargain, sell, transfer, assign, and convey 50.0000% of Grantor's interests in all oil, gas, mineral, royalty, overriding royalty, net profits, and other similar interests in the lands of DeSoto County, LA as described in Exhibit "A" unto the following Grantee(s), its/their successors and assigns:

Oak Tree Minerals, LLC
2601 Network Blvd. Suite 404
Frisco, TX 75034

This conveyance is effective as of January 1, 2021 and includes all executive rights, bonuses, and delay rentals applicable to Grantor's interest conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed prior to effective date. All ad valorem taxes attributable to the interests herein conveyed for after the effective date are the responsibility of Grantee(s), its/their successors or assigns.

Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Jeems Bayou Production Corporation

State of LOUISIANA §
County of Caddo §

By: H. E. Sutton

H. E. Sutton
President

This instrument was acknowledged before me on December 14th, 2020 by H. E. Sutton.

Notary Signature: [Signature]

Notary Name: Stan Smith

My Commission Expires: Notary Public #5686

Caddo Parish, Louisiana
My Commission is for Life

Return To:

OAK TREE MINERALS, LLC.
2601 Network Boulevard, Suite 404
Frisco, TX 75034

Prepared By:

Derik J. Todd
Oak Tree Minerals, LLC.

EXHIBIT "A"

Legal Description

Lands located in the W/2 of Section 5, Township 12 North, Range 16 West, DeSoto Parish, Louisiana, LESS AND EXCEPT that interval in the Pettit Formation between 6,154' and 6,236', or the stratigraphic equivalent thereof, as found in the Jeems Bayou Production Corporation Eliza Pyle #1 well; and FURTHER LESS AND EXCEPT the wellbore interests of the Ha Ra Suh; James Pace 17-8-5 HC (serial# 251857) and the Ha Ra Suh; James Pace 17-7-6 HC (serial# 251858).

END OF EXHIBIT "A"

Return To:

OAK TREE MINERALS, LLC.
2601 Network Boulevard, Suite 404
Frisco, TX 75034

Prepared By:

Derik J. Todd
Oak Tree Minerals, LLC.

DeSoto Parish Recording Page

Jeremy Evans
Clerk 42nd Jud. Dist.
Post Office Box 1206
Mansfield, LA 71052-1206
(318) 872-3110

First VENDOR

JEEMS BAYOU PRODUCTION CORPORATION

First VENDEE

OAK TREE MINERALS LLC

Index Type : CONVEYANCES

File Number : 770858

Type of Document : MINERAL & ROYALTY CONVEYANCE


Book :

Page :

Recording Pages : 3

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for DeSoto Parish, Louisiana.


Clerk of Court

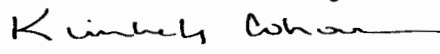
On (Recorded Date) : 12/17/2020

At (Recorded Time) : 4:06:52PM



Doc ID - 005181190003

CLERK 42ND JUD. DIST.
JEREMY EVANS
Parish of Desoto
I certify that this is a true copy of the attached
document that was filed for registry and
Recorded 12/17/2020 at 4:06:52
File Number 770858
Recorded in Book Page


Deputy Clerk

