

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Data Packet

Open Minerals

Sec 19-8N-1W
Cleveland County, OK
13.58433 NMA

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Lot Summary

Lot #: 10053

County/State: Cleveland County, OK

Legal Description: Lots 1 & 2, E/2 NW/4 (A/D/A NW/4); N 90 Acres of NE/4; S 70 Acres of NE/4; SE/4, Less the middle 46 2/3 Acres of the S 140 Sec 19-8N-1W

Acres: 13.58433 NMA

Lease Name: Cleveland Open Minerals 19-8-1

Asset Type: Open Minerals

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.





MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That
hereinafter called Grantor, (Whether one or more) for and in consideration of the sum of the sum of -----
Ten and More-----Dollars (\$ 10.00) cash in hand paid and other good and valuable considerations, the
receipt of which is hereby acknowledged, has hereby granted, bargained, sold, conveyed, transferred,
assigned and delivered unto

----- Five hereinafter called Grantee (Whether one or more) all of their fully
participating 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 Cleveland County, State of
Oklahoma, to wit:

**LOTS 1 & 2, E/2 NW/4 (A/D/A NW/4); N 90 ACRES OF NE/4; S 70 ACRES
OF NE/4; SE/4, LESS THE MIDDLE 46 2/3 ACRES OF THE S 140
Section 19, Township 8 North, Range 1 West,
containing 433.9733 acres more or less**

(It is the intent to convey all of Grantor's interest in the described section whether accurately
described or not)

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. Said Grantee, to receive all bonuses, rents, royalties, production payments, or monies of
any nature accrued in the past or future. It is further understood that this conveyance is a transfer of
production payments and pooled acreage benefits to the Grantee. This instrument shall permit the Grantee
to sign all papers as the Grantor's Attorney-in-Fact for the above captioned tract of land.

This sale is made subject to any rights now existing in any lease 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 interests 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 the date of first production, 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, its
heirs, successors, personal representatives, administrators, executors, and assigns for ever, and Grantor
hereby warrants said title to Grantee, its heirs, executors, administrators, personal representatives,
successors and assigns forever and hereby agrees to defend all and singular the said property unto the said
Grantee herein, its heirs, successors, executors, personal representatives, and assigns against every person
whomsoever claiming or to claim the same or any part thereof. Additionally, Grantor grants and transfers
to Grantee the benefit of and the right to enforce the covenants and warranties, if any, which Grantor is
entitled to enforce with respect to the property against any predecessors in title.

WITNESS the following signatures this the 30 day of July, 2018, by effective on July 18, 2018

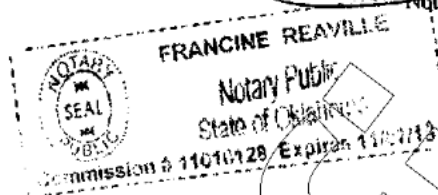
STATE OF Oklahoma
COUNTY OF Garfield

INDIVIDUAL ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State on this 30th
day of July, 2018, personally appeared 1 LLC, to me known to be identical person(s) who executed the within and foregoing instrument and
acknowledged that she executed the same as her free and voluntary act and deed for the uses and purposes
therein set forth.

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

My commission expires: 11-7-2019



After recording return to:



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

Mid-Continent Royalty Owners Association
Approved Form Revised

KNOW ALL MEN BY THESE PRESENTS:

That [REDACTED], hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00) and O.V.C., 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, (whether one or more) **an undivided 13.58433 acres** 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 **Cleveland County, State of Oklahoma**, to wit:

Section 19, Township 8N, Range 1W

Lots 1 & 2, E/2 NW/4 (A/D/A NW/4); N 90 Acres of NE/4; S 70 acres of NE/4; SE/4, less the middle 46 2/3 acres of the S 140

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 interests 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 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 its heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby warrant said title to Grantee its heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said Grantee herein its heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

AND GRANTOR for the consideration aforesaid, does hereby release, relinquish and quitclaim unto Grantee all of Grantor's rights or possibilities of dower, courtesy and homestead in and to said lands.

WITNESS his/her hand this _____ day of _____, 2022.

GRANTOR: [REDACTED]

By: [REDACTED]

ACKNOWLEDGMENT

STATE OF: TEXAS)
COUNTY OF: DENTON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this ____ day of _____, 2022, personally appeared [REDACTED], to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same in the capacity therein set forth as the act and deed of said limited liability company for the uses, consideration and purposes therein set forth.

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

My Commission Expires: _____

Notary Public
Commission Number: _____