

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Lot 23 Data Packet

S/2 SE Sec 25-1N-14W

Open Minerals in
Comanche County, OK



Lot Summary

Lot #: 23

County/State: Comanche County, OK

Legal Description: S/2 SE Sec 25-1N-14W

Acres: 5 NMA

Lease Name: Comanche Open Minerals 25-1-14

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.

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That _____ 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 and sufficiency of which are hereby acknowledged, does hereby, grant, bargain, sell and convey, transfer, assign and deliver unto:

hereinafter called Grantee, **5.00 NMA OF GRANTOR'S 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 **Comanche County, State of Oklahoma**, to-wit:

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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 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 Effective 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.

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, its successors and assigns forever, and Grantor does hereby warrant said title to Grantee, its successors and assigns, forever, and does hereby agree to defend all and singular the said property unto the said Grantee herein, its successors and assigns, against all and every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS Grantor's hand this 8th day of September 2021 but effective as of the 1st day of October, 2021.

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) **SS.**
COUNTY OF CARTER)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this 8th day of September, 2021 personally appeared _____, known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth, and in his capacity therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(SEAL)

Notary Public