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

KNOW ALL MEN BY THESE PRESENTS:

That [redacted] whose address is [redacted] hereinafter called Grantor, (whether one or more) for and in consideration 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, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto **XXXXXXXX**, whose address is XXXXXXXXXX**,** hereinafter called Grantee (whether one or more) an undivided interest of Grantor's right, title, and interest in and to the oil, gas and other minerals in and under that may be produced from the following described lands, located in **Murray** County, State of **OKLAHOMA**, to wit:

SEE EXHIBIT "A" ATTACHED TO & MADE A PART HEREOF

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 there from 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, including all monies currently held in suspense and other benefits which may accrue under the terms of said lease insofar as it covers the above described lands 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 lands described and Grantee one of the lessors therein. It is further understood and agreed that grantee shall receive and be entitled to any proceeds that are due and owing the grantor or their predecessors in title that have vested in them because of their ownership in the mineral interest conveyed herein that accrued heretofore prior to or after the date of this deed.

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 their heirs, successors, personal representatives, administrators, executors, and assigns forever. Grantor does not hereby warrant said title and is further made without warranty of title, expressed or implied, as to any of the Oil, Gas and Minerals, except by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor executes this instrument this _____ day of _____ 2022 but made **effective the 1st day of January 2023** ("the Effective Date").

Grantor: [redacted]

_____

[redacted]

ACKNOWLEDGMENT

STATE OF_____)
) SS:
COUNTY OF_____)

Before me, the undersigned, a Notary Public, in and for said County and State, on this ___ day of _____, 2022, personally appeared**,** [redacted] executed the same as their free and voluntary act and deed, for the uses and purposes and consideration therein set forth. IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year last above written.

My Commission Expires:_____

NOTARY PUBLIC:_____

10139

Draft

EXHIBIT "A"

Attached to and made a part of that certain Mineral Deed by [redacted] as Grantor and **XXXXXXXXX**, as Grantee, covering the following described lands situated in Murray County, State of Oklahoma.

Township 01 North, Range 02 East:

Section 29: SW/4 SE/4, SW/4 NW/4 SE/4, E/2 SW/4, E/2 W/2 SW/4, NE/4 SW/4 NE/4, E/2 SE/4, E/2 NE/4 SE/4, NW/4 NW/4 SE/4, SE/4 NE/4 & SE/4 SW/4 SE/4

****It is the specific intent of the Grantor to convey 9.44437 net mineral acres in and to Section 29-01N-02E Murray County, Oklahoma, whether described correctly or not****

END OF EXHIBIT "A"

Draft