

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey, assign and deliver unto the following:

hereinafter called the Grantee (whether one or more), all of Grantor's undivided right, title and interest in and to the oil, gas and royalty, in and under, that may be produced from the following lands located in Garvin County located in the State of Oklahoma, to-wit:

All of Section 27, Township 04 North, Range 03 East

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 the 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 time of making 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 and after this date, regardless of the date of production.

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, Grantee's heirs, successors, executors, personal representatives, and assigns forever, and Grantor does hereby warrant said title to Grantee, Grantee's 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, Grantee's heirs, successors, executors, personal representatives 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 the ____ day of July, 2019, but make effective as of 1st day August, 2019 for all purposes.

By: _____

State of North Carolina

County of Buncombe

On this ____ day of July, 2019, 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 thereof to the foregoing instrument and acknowledged to me that she executed the same as a 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: _____

My Commission Expires: _____

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, sell, convey, assign and deliver unto the following:

hereinafter called the Grantee (whether one or more), all of Grantor's undivided right, title and interest in and to the oil, gas and royalty, in and under, that may be produced from the following lands located in Delta and Hopkins County located in the State of Texas, to-wit:

An undivided 1/16 non-producing mineral interest in six tracts of land, consisting of 37.5 acres, described as follows:

- (a) 19-1/2 acres of land, more or less, a part of the Thomas Hill Survey, Abst. No. 395;
- (b) 64 acres of land, more or less, a part of the Thomas Hill Survey, Abst. No. 395;
- (c) 26 acres of land, more or less, a part of the Thomas Hill Survey, Abst. 395, and being out of the N/28 acres of a 78-acre tract in said Survey, less and except 2 acres out of the NE/corner of said 78-acre tract, leaving 26 acres herein;
- (d) 25-1/2 acres of land, more or less, out of the William Moore Survey, Abst. 628;
- (e) 60 acres of land; more or less, being 44.17 acres out of the Wilson Ewing Survey, Abst. No. 1194, Hopkins County, and 15.83 acres of land out of the BBB&C RR Survey, Abst. No. 1188, Hopkins County, being situated in Hopkins and Delta Counties, Texas; and
- (f) 105 acres of land, more or less, a part of the William Moore Survey, Abst. No. 628, Hopkins County, Texas.

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 the 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 time of making 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 and after this date, regardless of the date of production.

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, Grantee's heirs, successors, executors, personal representatives, and assigns forever, and Grantor does hereby warrant said title to Grantee, Grantee's 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, Grantee's heirs, successors, executors, personal representatives 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 the ____ day of July, 2019, but make effective as of 1st day August, 2019 for all purposes.

By:

State of North Carolina

County of Buncombe

On this ____ day of July, 2019, 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 thereof to the foregoing instrument and acknowledged to me that she executed the same as a 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: _____

My Commission Expires: _____