



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], 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, **6.00 NMA OF GRANTOR’S UNDIVIDED 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 **Las Animas, State of Colorado**, to-wit:

SE/4 SE/4 of Section 5, Township 35 South, Range 60 West

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 ____ day of July, 2022, but effective as of the 1st day of August, 2022.

STATE OF OKLAHOMA)
)
COUNTY OF CARTER) ss (ACKNOWLEDGMENT FOR INDIVIDUAL)

Before me, the undersigned, a Notary Public, in and for said County and State, on this ____ day of July, 2022, personally appeared _____ personally known to me to be the identical person(s) 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.
IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my official seal the day and year first above written.

My Commission Expires: _____ Notary Public

My Commission Number: _____