



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.

ASSIGNMENT OF OIL AND GAS LEASES

[illegible]

KNOW ALL MEN BY THESE PRESENTS:

THAT, the undersigned [REDACTED] and its affiliates, whose address is [REDACTED], herein after called Assignor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, convey, sell, assign and transfer unto XXXXXXX, whose address is XXXXXXXXXXXXXXXXXX hereinafter called Assignee, all of Assignor's right, title and interest in and to the oil and gas leases and the lands covered thereby, more fully and completely described on the Exhibit "A" attached hereto and made a part hereof, hereinafter called the "Leases", said lands being located in **Carter County, Oklahoma** together with all contractual rights necessary to conduct operations on the Leases, LESS and EXCEPT all presently existing wellbore(s) (the "Retained Wellbore(s)").

This Assignment of Oil and Gas Leases (“Assignment”) is made subject to a proportionate part of the terms, provisions, covenants and royalties set forth in the Leases and to any and all overriding royalty interests, restrictions, exceptions, instruments, agreements, burdens and encumbrances, if any, which are of record in the State and County above named which burden or affect the properties, rights or interests herein assigned and shall attach to and run with the Leases and shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

Assignor excepts and reserves an overriding royalty interest (“ORRI”) equal to the positive difference, if any, between Twenty-Five percent (25.0%) of all oil, gas, casinghead gas, distillate and/or condensate and other minerals produced from the Leases and burdens of record as of the effective date of this Assignment. Said ORRI shall be proportionately reduced to the extent that Assignor does not own the full leasehold interest in the Leases, that the Leases do not cover the full mineral estate or that the Leases are pooled, unitized or communitized with other leases or lands. It is Assignor’s intent to deliver to Assignee a Seventy-Five percent (75.0%) net revenue interest leasehold.

TO HAVE AND TO HOLD the same unto the said Assignee, its successors and assigns, according to the terms and conditions of said Leases, the said Assignee to perform all such conditions and covenants thereof as to the interest herein assigned. The Assignor represents and covenants with Assignee, its successors and assigns, that Assignor is the lawful owner of and has good and marketable title in and to the Leases, free and clear from all liens, encumbrances or adverse claims; that the Leases are valid and subsisting leases on the land covered thereby and that rentals due under the Leases have been paid and all conditions necessary to keep same in full force and effect have been duly performed.

This Assignment is made without warranty express or implied. However, this Assignment is made with full substitution and subrogation of Assignee, Assignee's successors and assigns, in and to all covenants and warranties by others heretofore given or made in respect to the Leases conveyed herein. ASSIGNEE, from and after the date hereof, hereby assumes and agrees to do and perform all the obligations, agreements, duties and covenants, express or implied, imposed upon ASSIGNOR by the Leases and all instruments of record by which or through which

ASSIGNOR acquired the Leases, insofar as the Leases pertain to the interests assigned hereunder.

It is the intent of Assignor to convey and this Assignment hereby conveys to Assignee, subject to the reservations and conditions herein contained, all of Assignor's right, title and interest in and to the Leases and lands, as herein referenced, regardless of the omission of any oil and gas lease, errors in description, any incorrect or misspelled names or any transcribed or incorrect recording references, and that Assignor will take all such actions as are reasonable necessary to effect such sale, transfer and conveyance.

IN WITNESS WHEREOF, the undersigned, as Assignor, has executed this instrument on the date of the acknowledgement hereto, but to be effective the 1st day of August, 2022.

ASSIGNOR

By: _____
Name: _____
Title: _____

[illegible]

The foregoing instrument was acknowledged before me this _____ day of _____ 2022, by _____ as _____ of _____.

My commission expires: _____
Commission No.: _____ Notary Public

EXHIBIT "A"

Attached to and made a part of that certain Assignment of Oil and Gas Leases by and between [REDACTED] ("Assignor") and XXXXXX ("Assignee").

Description: The following lands and leases are located in Carter County, Oklahoma:

Oil and Gas Leases:

Lease Date: 3/18/2020

Lessor: Ray H. Marr Foundation

Lessee: [REDACTED]

Description: 19-05S-03W; E/2 NE/4 NW/4, NW/4 NE/4 NW/4, E/2 SE/4, E/2 W/2 SE/4 & W/2 SW/4 SE/4

Recording: Book 6861, Page 179

Lease Date: 3/18/2020

Lessor: Sydney-Cameron & Associate, Inc

Lessee: [REDACTED]

Description: 19-05S-03W; E/2 NE/4 NW/4, NW/4 NE/4 NW/4, E/2 SE/4, E/2 W/2 SE/4 & W/2 SW/4 SE/4

Recording: Book 6861, Page 199

It is the intent of Assignors to convey to Assignee all of its right title and interest, deliver at a 75.00% revenue interest thereby reserving to Assignor an overriding royalty interest equal to the positive difference between 25.00% and existing burdens of record as of the date hereof in and to the leases herein, less and except existing wellbores, regardless of errors in description, incorrect or misspelled names or incorrect recording references.

END OF EXHIBIT "A"