

# MID-CONTINENT ENERGY EXCHANGE

## Oil & Gas Asset Auctions



Lot 1514 Data Package  
**NW/4 & SW/4 &  
SE/4 & E/2 E/2  
Sec 28-10N-11E**

Open Minerals in  
Okfuskee County, OK



# Lot Summary

## BidEx Lot #1514

**Lease Name:** Okfuskee Minerals

**County/State:** Okfuskee, OK

**Asset Type:** Open Minerals

**Acres** 2 NMA

**Legal Description:** NW/4 & SW/4 & SE/4 & E/2 E/2 or also or more particularly described as: W/2 SE/4 & E/2 E/2 & SE/4 SE/4 & SW/4 NW/4 & NW/4 SW/4 & SW/4 NW/4 SE/4 SE/4 & NE/4 SW/4 & E/2 E/2 SE/4 SW/4 & E/2 W/2 E/2 SE/4 SW/4 & E/2 SE/4 SE/4 & E/2 W/2 SE/4 SE/4, & Blocks 8, 9, 15, 16, 17 18, Lot 1, in Block 22, all of the Blocks 23, 24, 25, 26, 27, 29, 30, 31 in the Town of Alabama, Okfuskee County, otherwise described as all that part of the NW/4 SW/4 and the SW/4 NW/4 of Section 28-10N-11E, lying East and South of the St. Louis & San Francisco Railroad, containing 37.5 acres, more or less, All in Section 28-10N-11E Okfuskee County, State of Oklahoma; Lease to Council Oaks expired in October 2017.

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.



# *Misc. Info*





**MINERAL DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

**That between**

**hereinafter referred to as the GRANTOR(s), (whether one or more) for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto**

**hereinafter referred to as the GRANTEE, an undivided Ten (10.00) net mineral acres of the GRANTOR's interest in and to all of the oil, gas, minerals whether oil and gas or hard mineral related, royalty, overriding royalty, interest in leasehold, rights to payments for oil and gas, executives rights, or any other rights incident of mineral ownership whatsoever in and under and that may be produced from the following described properties located in OKFUSKEE COUNTY, STATE OF OKLAHOMA, to-wit:**

*For legal descriptions see Exhibit "A" attached hereto and made a part hereof.*

*(It is GRANTOR'S intent to convey an undivided 10.00 net mineral acres of its interest owned on this day, in and to those sections of land shown on Exhibit "A", whether the descriptions shown are correct or not.)*

**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 GRANTOR'S property and improvements, including all royalties, overriding royalties, revenues, payments, production payments, bonuses, including any bonus due under force pooling pursuant to the Oklahoma Corporation Commission, delay rentals, accounts, suspended funds, refunds, interest on overdue payments and other things of value due, payable or owed by any lessee, operator purchaser of production, seller of production, or other person or entity, with respect to any oil, gas, and other minerals produced from, or attributable to, the above described Lands before or after the date of the conveyance and any and all claims or causes of action Grantor for any of the foregoing.**

**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 date of the making of said lease, the owner of a similar undivided interest in and to the lands described and, grantee the lessor 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 mortgage, taxes, or other liens on the above described land, upon default in payment by the GRANTOR, and be subrogated to 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, their heirs, executors, administrators, personal representatives, successors and assigns forever, and GRANTOR does hereby warrant said title to GRANTEE, their 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.**

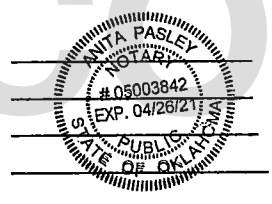
WITNESS Grantor's hand this 22<sup>nd</sup> day of April, 202020

State of OKLAHOMA )  
County of Douglas )

Before me, in and for this state, on this 22<sup>nd</sup> day of April, 2020, personally appeared \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

*Antia Pasley*  
Notary Public

(Seal, if any)  
Title (and Rank):  
My Commission expires:  
Commission Number:



**EXHIBIT "A"**

This Exhibit is attached to and made a part of that certain  
MINERAL DEED dated the 22<sup>nd</sup> day of April, 2022  
by and between \_\_\_\_\_  
as Grantor and \_\_\_\_\_  
as Grantee.

**OKFUSKEE COUNTY, OKLAHOMA**

**Mineral Interests**

1. NW/4 & SW/4 & SE/4 & E/2 E/2 or also or more particularly described as:  
W/2 SE/4 & E/2 E/2 & SE/4 SE/4 & SW/4 NW/4 & NW/4 SW/4 & SW/4 NW/4 SE/4 SE/4  
& NE/4 SW/4 & E/2 E/2 SE/4 SW/4 & E/2 W/2 E/2 SE/4 SW/4 & E/2 SE/4 SE/4 & E/2  
W/2 SE/4 SE/4, & Blocks 8, 9, 15, 16, 17 18, Lot 1, in Block 22, all of the Blocks 23, 24,  
25, 26, 27, 29, 30, 31 in the Town of Alabama, Okfuskee County, otherwise described as  
all that part of the NW/4 SW/4 and the SW/4 NW/4 of Section 28-10N-11E, lying East  
and South of the St. Louis & San Francisco Railroad, containing 37.5 acres, more or less,  
All in Section 28-10N-11E Okfuskee County, State of Oklahoma;

**(It is GRANTOR'S intent to convey an undivided 10 net mineral acres of its interest owned as of the Effective Date, in and to those sections of land shown on Exhibit "A", whether the descriptions shown are correct or not.)**

**END OF EXHIBIT "A"**

VIEW ADDITIONAL LAND RECORDS AT  
**OKCOUNTYRECORDS.COM**





# ***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] a married person dealing in his sole and separate property, of [REDACTED], [REDACTED], hereinafter called GRANTOR, for and in consideration of the sum of TEN & 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 [REDACTED], hereinafter called GRANTEE, an undivided 2 net mineral acres of GRANTOR's right, title and interest in and to 2 net mineral acres of the oil, gas and other minerals in and under and that may be produced from the described lands in Exhibit "A," in OKFUSKEE COUNTY, STATE OF OKLAHOMA, to-wit:

### SEE EXHIBIT "A," ATTACHED HERETO

(It is GRANTOR'S intent to ONLY convey an undivided 2 net mineral acres of its interest owned as of the Effective Date, in and to those sections of land shown on Exhibit "A")

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 specific 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 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 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.

IN WITNESS WHEREOF, this instrument is executed effective as to runs of oil and deliveries of gas, and for all other purposes, effective as of **September 1, 2023**.



WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

**Individual Acknowledgment**

Before me, the undersigned, a Notary Public, in and for said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, personally appeared \_\_\_\_\_, to me known 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 and for the purposes therein set forth.

IN WITNESS WHEREOF, I hereunto set my official signature and affixed my notarial seal the day and year last above written.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
**Notary Public**

**EXHIBIT "A"**

Attached to and made a part of that certain Mineral Deed dated \_\_\_\_\_ by and between \_\_\_\_\_, as Grantor, and \_\_\_\_\_, as Grantee, covering lands in Okfuskee County, Oklahoma.

County	Legal Description	Net Mineral Acres
Okfuskee	NW/4 & SW/4 & SE/4 & E/2 E/2 or also or more particularly described as: W/2 SE/4 & E/2 E/2 & SE/4 SE/4 & SW/4 NW/4 & NW/4 SW/4 & SW/4 NW/4 SE/4 SE/4 & NE/4 SW/4 & E/2 E/2 SE/4 SW/4 & E/2 W/2 E/2 SE/4 SW/4 & E/2 SE/4 SE/4 & E/2 W/2 SE/4 SE/4, & Blocks 8, 9, 15, 16, 17 18, Lot 1, in Block 22, all of the Blocks 23, 24, 25, 26, 27, 29, 30, 31 in the Town of Alabama, Okfuskee County, otherwise described as all that part of the NW/4 SW/4 and the SW/4 NW/4 of Section 28-10N-11E, lying East and South of the St. Louis & San Francisco Railroad, containing 37.5 acres, more or less, All in Section 28-10N-11E Okfuskee County, State of Oklahoma;	2.00

**(It is the specific intent of this document and the Grantor to ONLY convey an undivided (2.00) net  
mineral acres in the aforementioned section to the Grantee)**

**End of EXHIBIT "A"**