

00143-

# MINERAL DEED

(APPROVED BY MID-CONTINENT ROYALTY OWNER'S ASSOCIATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT

[Redacted]

[Redacted]

of \_\_\_\_\_ hereinafter called Grantor, (whether one or more) for and in consideration of the sum of ONE Dollars, (\$ 1.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, do \_\_\_\_\_, hereby grant, bargain, sell, convey, transfer, assign and deliver unto \_\_\_\_\_ of \_\_\_\_\_, hereinafter called Grantee, (whether one or more)

an undivided all my interest 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 Pontotoc County, State of Oklahoma, to-wit:

Mobil Oil Corp.\*\* East Fitts Unit Tract 25-A  
E/2 SE/4 NE/4 and SE/4 NE/4 NE/4  
Sec. 27-T2N-R7E.

[Redacted]

containing 30 acres, more or less, 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 assign 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 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 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, his heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby warrant said title to Grantee his 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 his 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 Grantors, hand \_\_\_\_\_

[Redacted]

STATE OF Oklahoma } ss. (INDIVIDUAL ACKNOWLEDGMENT)  
County of Tulsa }

Before me, the undersigned, a Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared \_\_\_\_\_

and \_\_\_\_\_ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

*Lisa D. Melchior*  
Notary Public

My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ } ss. (CORPORATION ACKNOWLEDGMENT)  
County of \_\_\_\_\_ }

Before me, the undersigned, a Notary Public, in and for said County and State on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, personally appeared \_\_\_\_\_

to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its \_\_\_\_\_ and acknowledged to me that \_\_\_\_\_ he executed the same as \_\_\_\_\_ free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My commission expires \_\_\_\_\_

Notary Public