

Mineral Deed

Mid-Continent Royalty Owners Association
Approved Form Revised

KNOW ALL MEN BY THESE PRESENTS:

That **Minnie Rahl**, of 777 Driller Drive, Anywhere, OK 12345, hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten and 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 **Roy L. Tee** of 123 Wildcat Lane, Nowhere OK 5432, hereinafter called Grantee (whether one or more), all of Grantor's rights, title and interest in and to an undivided **53.33 net mineral acres** 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 **Shale** County, State of Oklahoma, to-wit:

Township 13 North, Range 26 East
Section 4: East Half (E/2)

It is the intent of the Grantor herein to convey unto Grantee an undivided 53.33 net mineral acres.

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 there from 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 interests 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 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, and Grantor does hereby grant to Grantee, their heirs, executors, administrators, personal representatives, successor and assigns warranty of title. Said warranty is limited to an amount equal to the purchase price. Grantor does hereby agree as to said limited warranty to defend all and singular the said property unto the said Grantee herein their heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof.

WITNESS my hand this ____ day of _____, 2021

Minnie Rahl

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) **SS.**
COUNTY OF SHALE)

BEFORE ME, the undersigned, a Notary Public, in and for said County and State, on this _____ day of _____, 2021 personally appeared **Minnie Rahl**, known to be the identical person(s) 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, and in her capacity therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

(SEAL)

Notary Public