

Mineral Deed

KNOW ALL MEN BY THESE PRESENTS:

That _____ 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 _____, hereinafter called Grantee, the oil, gas and other minerals in and under and that may be produced from the following described lands situated in Garvin County, State of Oklahoma, to-wit:

LEGAL DESCRIPTION

It is the intent of the Grantor herein to convey unto Grantee _____ 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 its heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby grant to Grantee, its heirs, executors, administrators, personal representatives, successor and assigns a limited warranty of title as follows:

This sale and transfer is made subject to a limited warranty of title. If within six months from the date of execution of this Mineral Deed Grantee or Grantee’s successor in title notifies Grantor in writing that Grantor failed to convey marketable title in the subject mineral rights, and Grantee presents evidence reasonably establishing such failure of title, then and in that event Grantor, at Grantor’s option, must either (a) defend Grantee’s title and take such curative measures necessary to vest marketable title in Grantee, or (b) refund to Grantee the full contract price paid by Grantee to purchase the Mineral Rights. These remedies are exclusive, and GRANTOR MAKES NO REPRESENTATIONS AND GIVES NO OTHER WARRANTY OF ANY KIND, EXPRESS OR IMPLIED.

WITNESS my hand this _____ day of _____, 2022.

By: _____

ACKNOWLEDGMENT

State of _____
County of _____

This instrument was acknowledged before me on _____ by _____, to me known to be the identical person 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.

Notary Public, State of _____
My Commission Expires: _____