

AGB  
6897.02

PLEASE RETURN TO: BASS LAW  
Attn: A. Gabriel Bass  
201 Robert S. Kerr  
Suite 700  
Oklahoma City, Oklahoma 73102

## MINERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That ELEANOR M. PURCELL REVOCABLE TRUST DATED APRIL 1, 1997, 12127 Treewell Glen, San Antonio, Texas 78249 (hereinafter referred to as "Grantor"), for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto BUYER, LLC, an Oklahoma limited liability company, 100 Main Street, Oklahoma City , Oklahoma 73102 (hereinafter referred to as "Grantee"), all of Grantor's interest in and to all the oil, gas and other minerals in and under or that may be produced from the following described lands situate in Canadian County, Oklahoma, to-wit:

See 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 or any applicable pooling procedure; 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 or pooling procedure 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 or entering of said pooling order the owner of a similar undivided interest in and to the land described and Grantee one of the lessors or respondents 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 said described premises unto the said Grantee, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature, and Grantor does hereby warrant said title to Grantee, its 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, its heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming the same or any part thereof.

EXECUTED AND DELIVERED as of the \_\_\_ of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Eleanor M. Purcell Revocable Trust dated  
April 1, 1997  
By: Linda K. Purcell  
Its: Trustee

STATE OF OKLAHOMA

| ss.

COUNTY OF OKLAHOMA

Before me, a Notary Public in and for said County and State, on this \_\_\_ of \_\_\_\_\_, 2018, personally appeared LINDA K. PURCELL, to me known to be the identical person who executed the within and foregoing instrument as Trustee of Eleanor M. Purcell Revocable Trust dated April 1, 1997 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.

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

(SEAL)

My Commission Expires:

\_\_\_\_\_

Prepared by:

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**EXHIBIT A**

LEGAL DESCRIPTION