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558 Castle Pines Parkway, Ste B4-207
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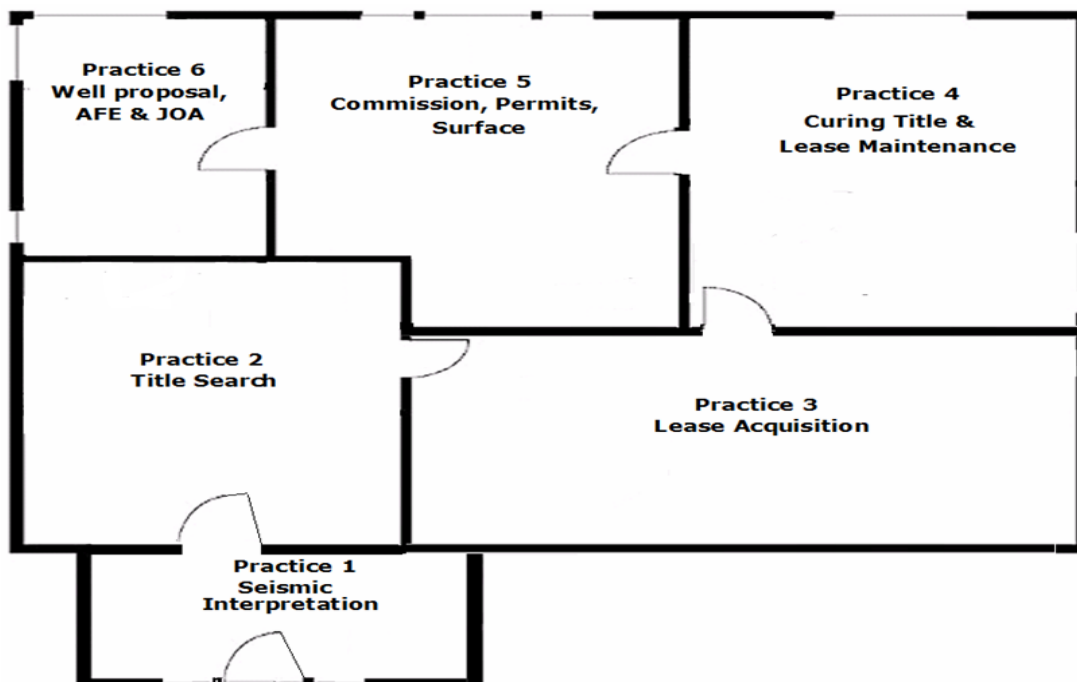
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Class Objective

The land management professional plays an essential role in the success of oil and gas development. The tasks he or she is called upon to accomplish are often varied but each is vital.

Picture all of the functions in *Land Management* as being a house. The house contains several rooms. In the analogy, each room represents a specific land practice.

The objective of this class is to take the land management professional on a journey through each of the rooms in the house. This trip will enable each participant to engage in the land practices conducted in each of the rooms and will provide an opportunity for hands-on experience through varied activities and projects.





“Practice 2”

Title Search Phase

Date: April 10, 2010

Assume that the date is April 10, 2010. After the seismic interpretation has been completed and possible drilling locations have been outlined, the oil company must determine if any of the lands are available to be leased. Without a lease in place, the oil company has no right to drill any wells. In order to determine the availability of lands, one must enter the second of our six rooms. Above this door to this room is a sign entitled “Title Search Phase”. This phase normally happens inside the county courthouse where all the deed and conveyance records are located. With the legal descriptions of the lands in hand, land personnel examine every deed or conveyance for each of the tracts of land. This examination usually begins with the very first conveyance of the land. These instruments are dated sometime in the 1800s. From there, ownership is methodically charted or chained to present day. Many refer to this task as “chaining title” or building a perfect and complete chain of ownership from the beginning to the present.

During this portion of developing the Crimson Ranch Project, participants will be responsible for completing the following tasks:

- Participants must create an ownership “chain of title” from the courthouse records for each section of land.

- Participants must prepare an “Ownership Report” for each separate tract of land. Example: If the ownership in Section 14 has been divided into the N/2 and S/2, two separate ownership reports must be done.
- Ownership Reports must include: surface owners, mineral owners and nonparticipating royalty owners.

NOTE: Several title issues will appear in the records including:

- Stranger in Title
- “Lands Described”
- After Acquired Title
- Royalty vs. Mineral
- Term deeds
- Joint Tenants with the Right of Survivorship

Example of Chaining Title

The following page contains an example of how title is chained from the courthouse records. The right side of the page contains a “synopsis of important data” retrieved from five conveyances. The left side of the page shows the “chaining of ownership” from and to each of the owners.

Synopsis of important data

When examining deeds and/or conveyances, certain important data must be retrieved including the exact names of grantor and grantee, the date of the instrument along with the recording or filing date, the book and page number where the instrument is filed of record, the exact legal description, and any reservations that might appear on the record. Any other pertinent information that might affect ownership should also be indicated.

Chaining of ownership

Chaining ownership can be accomplished using different methods. The purpose is to simply create a clear path of ownership from the first owner of record to the present owner. From time to time, a conveyance may sever mineral rights from the surface owner. When this happens, a special note must be made. As can be seen in the example on the next page, Beatrice Grant, who owned all surface rights and mineral rights at the time of conveyance, severed an undivided 75% of the minerals from the surface estate. This 75% mineral ownership begins a separate distinct line in the chain of title.

Example of Chaining out Title

Assume that the first five deeds for a certain tract of land were as follows: To the right is an example of chaining out the title. Examining dates and reservations becomes critical

Section 10
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Jeremiah Jones

Dated: 05-12-1889
Filed: 06-01-1890
Book: Bk-19, Pg 21

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1882

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Jeremiah Jones
Grantee: Patrick Boone

Dated: 08-09-1913
Filed: 08-22-1913
Book: Bk-21, Pg 305

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Patrick Boone
Grantee: Arthur Grant

Dated: 09-01-1913
Filed: 11-03-1913
Book: Bk-21, Pg 485

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All
Section 11: All
Section 12: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 488

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

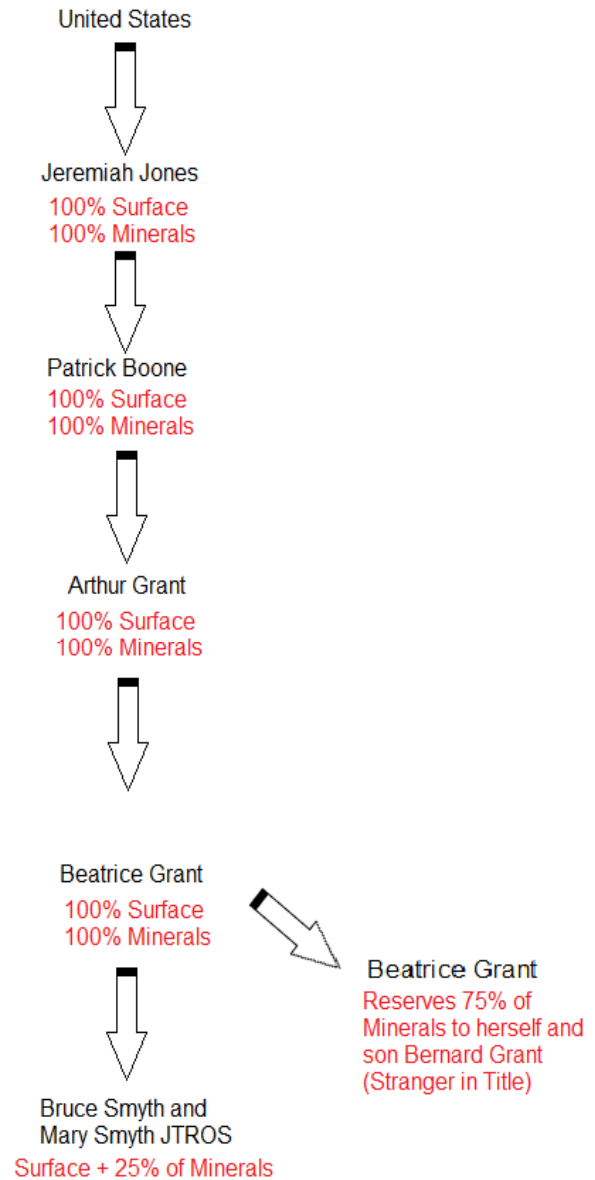
WARRANTY DEED

Grantor: Beatrice Grant, a widower
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

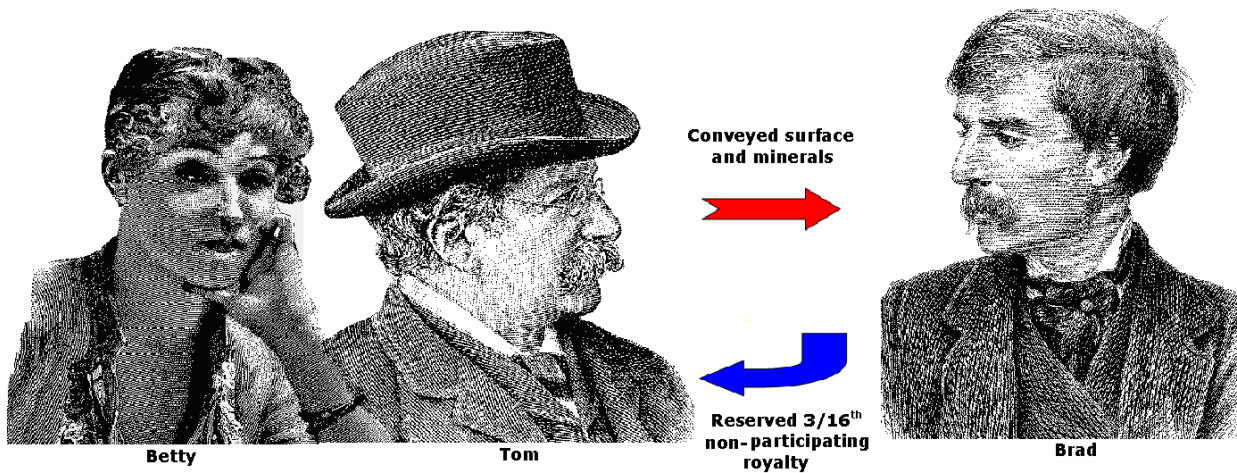
WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving however to Beatrice Grant, a widower and Bernard Grant, her son, an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.



Stranger in Title or Third Party Reservations

It should be quite clear that if someone were selling a tract of land and wished to reserve minerals, they could only reserve the minerals that they owned. In other words, they could not reserve the minerals under their neighbor's tract of land when they were selling their own tract of land.



In the same vein, Betty owned, in fee simple, a certain tract of land as her separate property. The tract of land was conveyed to Brad. The deed contained the following reservation:

"Excepting and reserving, however, unto Betty and Tom, her friend, a nonparticipating royalty interest of three-sixteenths royalty."

It is clear that the intent was to reserve an equal share of royalties between Betty and Tom; however, the tract of land was Betty's separate property. None of the property belonged to Tom and he would be considered a stranger in title; therefore, none of the nonparticipating royalty can transfer to Tom. Betty would own all of the nonparticipating royalty reserved and the only way Tom could come into title would be through a specific grant from its owner.

In the example of chaining title found previously, Beatrice Grant made the same error when she deeded the property to Bruce Smyth and Mary Smyth. She reserved an undivided 75% of the minerals to herself and her son, Bernard Grant. However, since her son owned none of the interest prior to the reservation, he would be considered a stranger to title and would not be allowed to receive any of the reserved interest. If Beatrice wanted her son to share in the mineral ownership, she clearly could convey 50% of her interest to him.

Please note: In North Dakota, the Supreme Court in *Malloy v. Boettcher*, 334 N.W.2d 8, held that such a conveyance was effective to reserve a mineral interest in the other spouse.

Lands Described

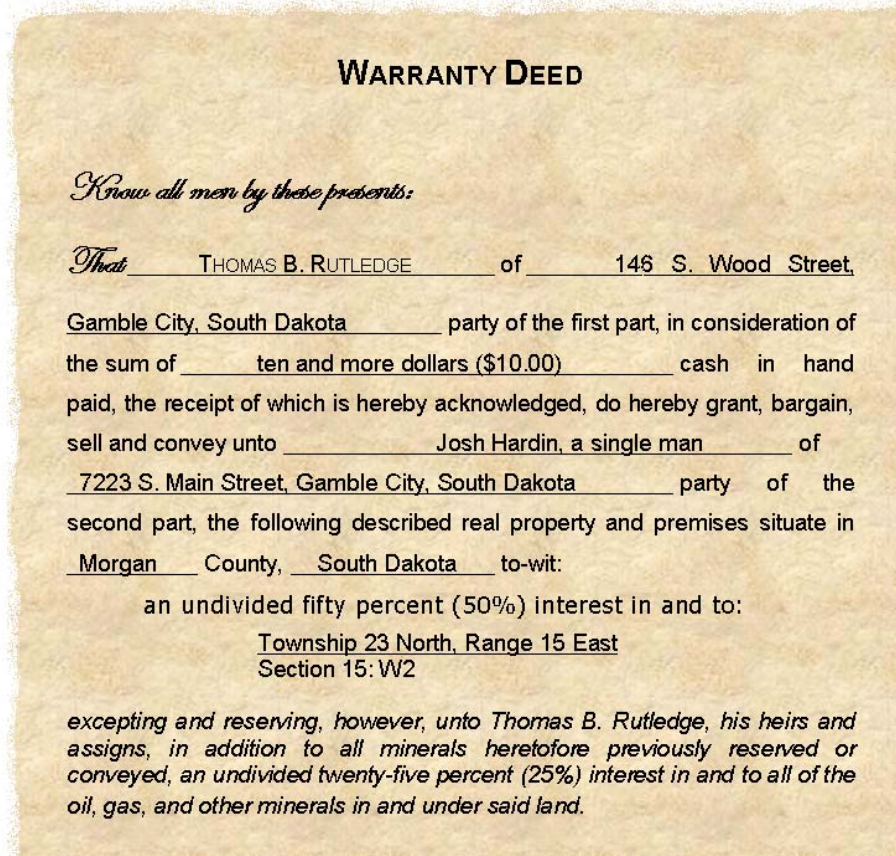
One of the basic rules of contract law is that if the court is attempting to determine the meaning and effect of a conveyance it must restrict itself to the document itself. The restriction does not allow the court to look at other extrinsic evidence such as prior agreements, side agreements, or verbal interactions either before or after the creation of the contract. If terms or conditions in the contract appear to be clear and unambiguous, the court must accept the “*plain meaning*” of the terms and will not be influenced by outside evidence.

This strict view bases the outcome on the *words* and the *words* alone. Over the years, court decisions based on certain words or phrases have become the “law of the land” in the states where the decisions have been made.

Often conveying language in deeds will contain the phrase:

“The Land Described.”

This has very specific meaning. Assume that Thomas Rutledge owned only an undivided 50% interest in the surface and minerals in a 320-acre tract of land. In the following deed he is conveying what he owns to Josh Hardin. However, he desires to reserve some mineral interest. Examine the deed and determine how many net mineral acres Thomas Rutledge is keeping.



According to the reservation language, did Thomas reserve:

- 25% of his undivided 50% or *40 net mineral acres*
- 25% of the entire 320-acre mineral estate or *80 net mineral acres*

Certain words in the reservation hold the key. The language clearly says that Tom is reserving 25% of the oil and gas in and “under said land.” That is the key. This term points to the *land described* in the deed. Therefore, Tom is reserving 25% of all 320 acres or 80 net acres.

Many have made a fatal error when interpreting these types of deeds. They think that since Thomas did not own 100% of the land in the first place, it would be impossible for him to keep 25% of everything. A broader understanding of the term “*undivided*” will help clarify the matter.

Thomas owned an “*undivided*” 50% interest in the 320-acre tract of land. This means that he owned 50% of every acre. Since he owned 50% of every acre is it possible for him to keep 25% of every acre? The answer is yes!

When chaining title for the six sections of land in the Crimson Ranch Prospect, pay close attention to this or language similar to this. Do not make the mistake of granting or reserving out of what the owner had at the time of the conveyance when, in fact, the language may be granting or reserving out of the *lands described*.

After-Acquired Title

After-acquired title is an issue that often arises and describes “the effect of a deed from a grantor who actually acquired or perfected title to the real property *after* he had already conveyed it to a third party.”

For example, Sandra Michaels granted a warranty deed to Linda Frasier on a tract of land. At the time the deed was transferred, Sandra did not own any interest in the property. Sometime later Sandra Michaels came into ownership of the property.

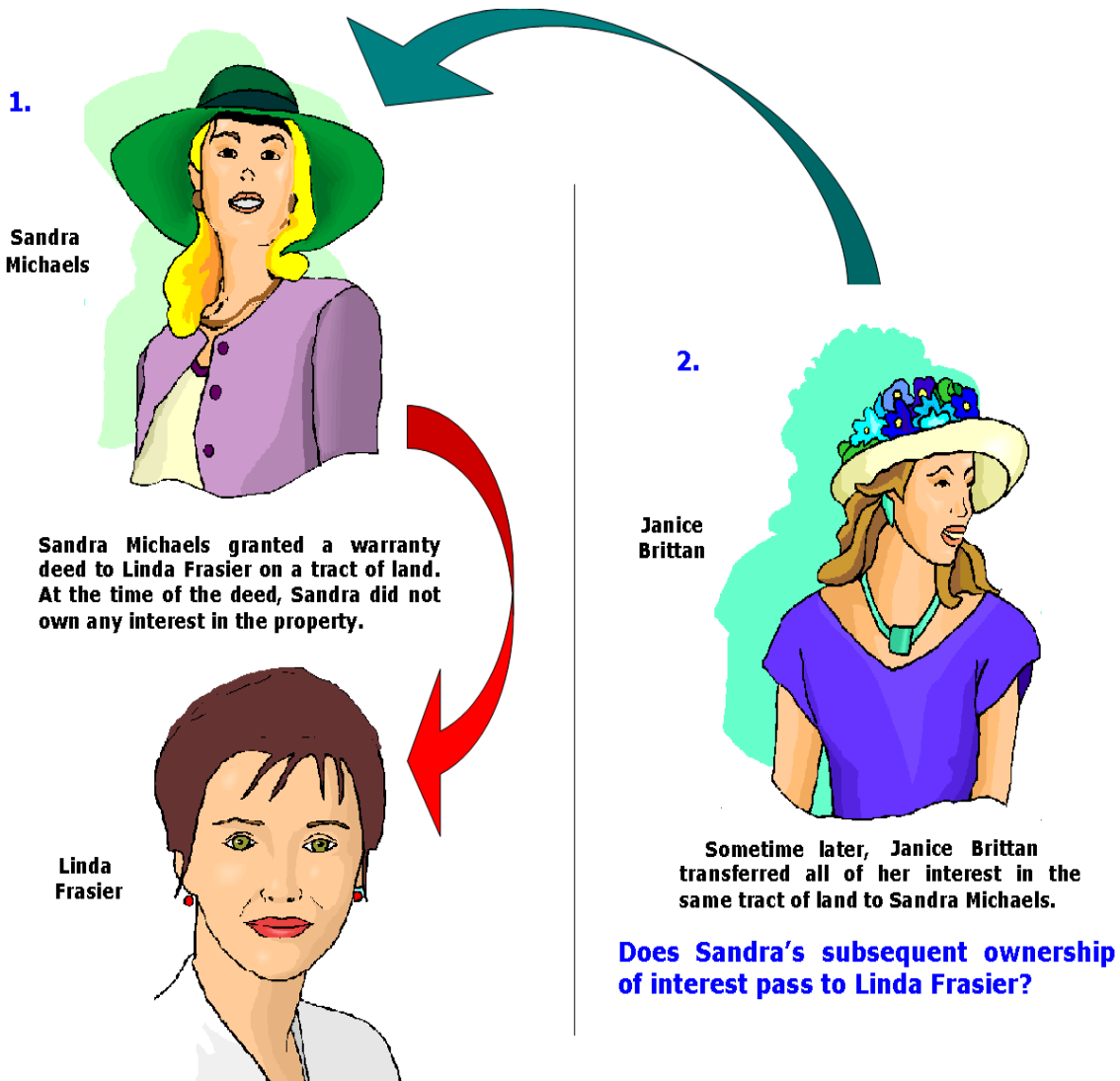
This issue begs the question - - does Sandra's subsequent ownership of interest in the property pass through to Linda Frasier in order to make her whole?

Caution must always be exercised with respect to this issue. Statutes vary from state to state; however, generally, since the original deed from Sandra Michaels was a *warranty deed* and Sandra *covenanted to convey title*, the tract of land would automatically pass to Linda Frasier without the need for any type of corrective instrument.

In general, only grant deeds such as warranty deeds and special warranty deeds will transfer after-acquired interest. Quitclaim deeds are another matter. They will pass title to any and all interest owned at the time of the conveyance;

but since they do not contain any covenant of warranty, generally, most states do not hold that quitclaim deeds can pass after-acquired title.

Again, caution must always be exercised with respect to this issue. One of the exceptions arises from the revised statutes of Nebraska, Section 76-209, which state "such after-acquired interest shall not inure to the benefit of the original grantee or his heirs or assigns, if the deed conveying said real estate was either a *quitclaim* or *special warranty*."



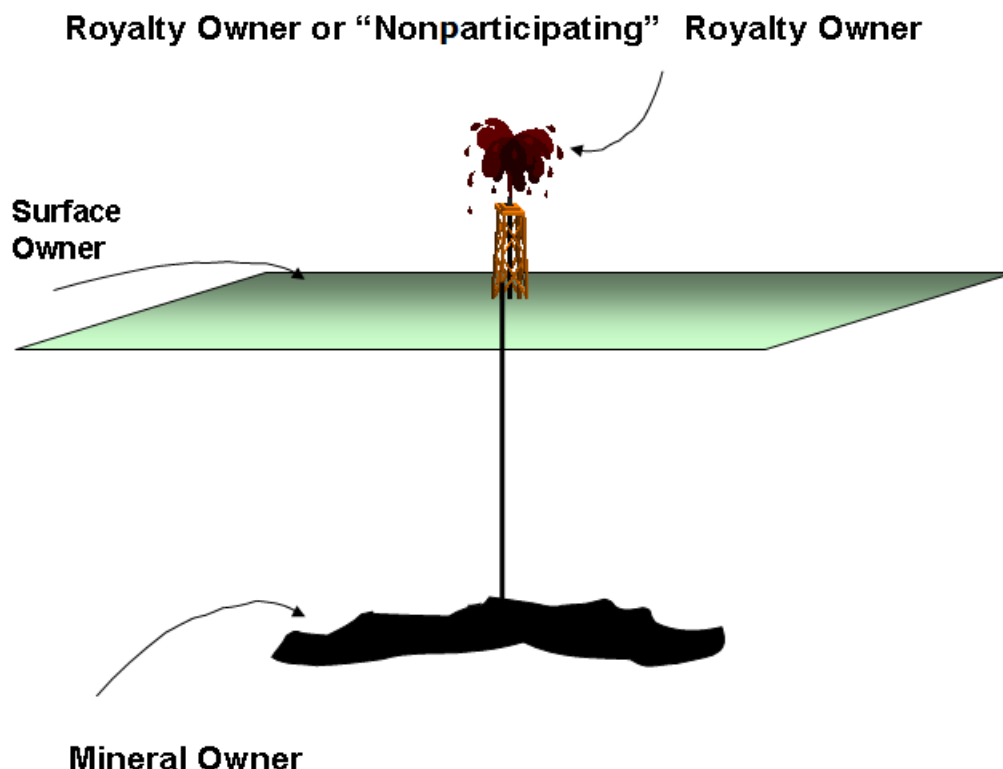
Royalty vs. Nonparticipating Royalty

A royalty interest is a “cost free” percentage out of the production from an oil or gas well. This interest is established at the time a mineral owner negotiates an oil and gas lease. “Cost free” means that royalty owners would not pay any of the costs associated with drilling a well or any of the monthly operating costs associated with the well.

Just as an author of a best selling novel would receive royalty checks based on the sales of his or her book, a royalty owner would receive a royalty payment based on the production of a producing well.

Nonparticipating Royalty Owner

Mineral owners can convey either all or a part of their *royalty* interest in a tract of land to a non-mineral owner. Once this interest is severed from the mineral owner, it will be referred to as *nonparticipating royalty*. Nonparticipating means that the royalty owner does not participate in or maintain certain types of rights. They would not have the authority to sign an oil and gas lease, receive bonus consideration or receive delay rental payments.



Term Mineral or Term Royalty Deeds

Term mineral or term royalty conveyances or reservations can often pose problems to oil and gas personnel. Since statutes differ from state to state and the following is a general overview of the subject, one should consult with an attorney or a particular state legal source when specific questions arise.

Conveying or reserving minerals and/or royalty can be done in one of three manners:

No reversion of the interest

First, both minerals and royalties can be conveyed or reserved without any specified term attached to the conveyance. In this case, the one party has given up any and all future or reversionary rights to what is being conveyed or reserved.

A specific time period with a reversion of interest

Second, both minerals and royalties can be conveyed or reserved for a specified time period. This is called a *term-mineral* or *term-royalty interest*. In this case, upon the expiration of the specified term, the minerals or royalty will revert back to the other party.

A specific time period with “as long thereafter” language

The ownership of minerals can be conveyed or reserved for a specified term (i.e. 5 years or 10 years) with the following language: “conveyed or reserved for a fixed term and as long thereafter as oil or gas is produced.”

Problems to be aware of:

Term mineral or royalty conveyances or reservations can pose a particular problem for the land professional. Generally, states have concluded that the holder of a term interest can sign an oil and gas lease, but that lease, or portions thereof, *will not continue* beyond the expiration date of the term mineral interest. This issue can create a challenge for oil and gas personnel. Unless the conveying document provides for the continuation of the lease past the expiration date, a lease will not transfer to the reversionary mineral owner and two leases should be taken, one from the holder of the term interest and the other from the holder of the reversionary interest.

Joint Tenants with Rights of Survivorship

Taking title to a piece of property as *joint tenants with the rights of survivorship* is very different from taking title as *tenants in common* or *tenants by the entirety*. With tenants in common, upon death, the deceased person's

ownership would go to his or her heirs. With tenants by the entirety, upon death, the deceased person's ownership would go to the surviving spouse. With joint tenants with the rights of survivorship, upon death, the deceased person's ownership would immediately go to the other joint tenant(s). They possess the *right of survivorship* and they would not be limited to a surviving spouse as with tenants by the entirety.

The Four Unities

In order for a joint tenancy with the right of survivorship to be valid, those wishing to be the joint tenants must share in what is known as the "*four unities*." These four unities are time, title, interest, and possession.

1. Time - the property must be acquired by all joint tenants at the same.
2. Title - all joint tenants must have the same title to the property in the deed. If the conveying deed places a specific condition on one tenant but not the other(s) then they would not have the same title.
3. Interest - all tenants must possess the exact same interest in the property. Two owners would each own an undivided 50% interest. Five owners would each own an undivided 20% interest.
4. Possession - all tenants must have the rights to possess the entire property *set out in the conveying deed*.

A joint tenancy would be invalid if any one of these four unities were missing. In cases like this, the ownership becomes a tenancy in common.

Chaining Title in the Crimson Ranch Prospect

The following pages contain a recap of conveyances or ownership transfers for the six sections (Section 10, 11, 12, 13, 14, 15) of land in the Crimson Ranch Prospect. Examine each section separately.

As participants enter the title examination room, they must make a thorough examination of each conveyance. During this study, dates become important, reservation language becomes important and legal descriptions become important. Participants must chain ownership from the first pioneer to the present day. They must track the surface and mineral ownership for each section of land.

At the conclusion of each title examination, an "Ownership Report" for each separate tract of land must be completed. At the end of examining each of the six sections of land, a recap of the study called the "Title Review Report" must be completed.

Section 10
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Jeremiah Jones

Dated: 05-12-1889
Filed: 06-01-1890
Book: Bk-19, Pg 21

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Jeremiah Jones
Grantee: Patrick Boone

Dated: 08-09-1913
Filed: 08-22-1913
Book: Bk-21, Pg 305

WARRANTS, COVENANTS AND CONVEYS: \ Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Patrick Boone
Grantee: Arthur Grant

Dated: 09-01-1913
Filed: 11-03-1913
Book: Bk-21, Pg 485

WARRANTS, COVENANTS AND CONVEYS: Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All
Section 11: All
Section 12: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to Beatrice Grant, a widow, and Bernard Grant, her son, an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
to

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico

William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico

Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico

Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico

Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico

Clarence Hoyt an undivided 75% interest in and to all o f the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Lucille Vogel, Personal Representative of the Estate of Donna Silver, deceased

To

Lucille Vogel and Jasmine Vogel

Dated: 09-18-1963
Filed: 09-18-1966
Book: Misc. Bk-34, Pg 118

Conveys: an undivided seventy-five (75%) interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

MINERAL DEED

Grantor: Jasmine Vogel
Grantee: Lucky Silver and Alison Walker

Dated: 02-13-1967
Filed: 02--28-1967
Book: Bk-52, Pg 23

Conveys: an undivided 240/640th interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

MINERAL DEED

Grantor: Lucille Vogel, a widow
Grantee: Lucky Silver

Dated: 07-13-1971
Filed: 07-30-1971
Book: Bk-58, Pg 277

Conveys: All my right, title and interests in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: BK-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: BK-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Ronald Jacobs

Dated: 06-05-1962
Filed: 07-07-1962
Book: Bk-77, Pg 107

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

Reservations: None

ROYALTY DEED

Grantor: Lucky Silver
Grantee: Lucille Dover

Dated: 06-05-1982
Filed: 07-07-1982
Book: Bk-1037, Pg 107

Conveys: an undivided one-eighth (1/8th) of royalty in and to all oil, gas and other minerals of whatever nature or kind produced saved and made available for market from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All, Eddy County, New Mexico

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Alison Walker, a married woman dealing with her sole and separate property
Lessee: Sunrise Oil & Gas

Dated: May 25, 2008
Filed: July 15, 2008
Book: Bk-145, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10: Eddy County, New Mexico

Term: 5 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

Section 11
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Herman Smith

Dated: 04-12-1898
Filed: 05-11-1899
Book: Bk-18, Pg 10

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

QUIT CLAIM DEED

Grantor: Herman Smith and Harriet Smith, wife
Grantee: Jacob Talents

Dated: 05-01-1905
Filed: 05-23-1905
Book: Bk-20, Pg 32

Quitclaims: Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

Reservation: NONE

WARRANTY DEED

Grantor: Jacob Talents and Karen Talents, his wife
Grantee: Opal Suffin, a single woman

Dated: 06-19-1910
Filed: 07-01-1910
Book: Bk-21, Pg 108

WARRANTS, COVENANTS AND CONVEYS: Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Opal Suffin, a single woman
Grantee: Patrick Boone

Dated: 08-15-1913
Filed: 10-22-1913
Book: Bk-21, Pg 445

WARRANTS, COVENANTS AND CONVEYS : Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Patrick Boone
Grantee: Arthur Grant

Dated: 09-01-1913
Filed: 11-03-1913
Book: Bk-21, Pg 485

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All
Section 11: All
Section 12: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to Beatrice Grant, a widow, and Bernard Grant, her son an undivided seventy-five percent (75%) interest, share and share alike, in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
To:

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, be and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico
William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico
Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico
Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico
Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico
Clarence Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Martha Allen, Personal Representative of the Estate of William Allen, deceased
To: Katherine Deo and Alison Allen, share and share alike

Dated: 04-18-1959
Filed: 04-18-1959
Book: Misc. Bk-33, Pg 118

Conveys: an undivided seventy-five (75%) interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Katherine Deo
Grantee: G. E. Williams

Dated: 05-23-1959
Filed: 07-01-1959
Book: Bk-45, Pg 23

WARRANTS, COVENANTS AND CONVEYS: an undivided fifty percent (50%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

James Allen, Personal Representative of the Estate of Alison Allen, deceased
To: Katherine Deo and Thomas Polvogt, share and share alike

Dated: 05-18-1963
Filed: 06-18-1963
Book: Misc. Bk-73, Pg 318

Conveys: an undivided thirty-seven and a half (37.5%) interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: Bk-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: BK-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Christopher Tully and Robin Tully, as Tenants in Common

Dated: 06-05-1962
Filed: 07-08-1962
Book: Bk-77, Pg 108

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 11: All, Eddy County, New Mexico

Reservations: None

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Thomas Polvogt, a married man dealing with his sole and separate property
Lessee: Provision Petroleum

Dated: Jan 17, 2010
Filed: Jan 27, 2010
Book: Bk-107, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Section 11: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

Section 12
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Kelly Lamar

Dated: 08-15-1889
Filed: 09-01-1890
Book: Bk-19, Pg 321

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Kelly Lamar
Grantee: R.J. Clay

Dated: 02-07-1903
Filed: 02-09-1903
Book: Bk-19, Pg 405

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: R.J. Clay
Grantee: Patrick Boone

Dated: 08-30-1913
Filed: 08-30-1913
Book: Bk-21, Pg 401

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Patrick Boone
Grantee: Arthur Grant

Dated: 09-01-1913
Filed: 11-03-1913
Book: Bk-21, Pg 485

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10: All
Section 11: All
Section 12: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to the Beatrice Grant, a widow, and Bernard Grant, her son, an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
to

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, be and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico
William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico
Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico
Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico
Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico
Clarence Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

MINERAL DEED

Grantor: Franklin Allen
Grantee: Anne Allen

Dated: 01-05-1927
Filed: 02-10-1927
Book: Bk-25, Pg 88

Conveys: an undivided 480/640ths interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

John P. Allen, Personal Representative of the Estate of Anne Allen, deceased
To

Potter J. Allen and Arnold Klein

Dated: 02-18-1965
Filed: 08-18-1966
Book: Misc. Bk-34, Pg 501

Conveys: an undivided 480/640ths interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

LIFE ESTATE DEED

Grantor: Arnold Klein
Grantee: Nathan Edwards

Dated: 01-05-1971
Filed: 02-10-1971
Book: Bk-79, Pg 555

Conveys: an undivided 6.25% of all minerals produced saved and made available for market from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

For and during the natural lifetime of said grantee

MINERAL DEED

Grantor: Potter J. Allen, a/k/a P.J. Allen
Grantee: Judy Burch

Dated: 11-13-1972
Filed: 01-06-1973
Book: BK-83, Pg 355

Conveys: All right, title and interest in and to...

Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: BK-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: BK-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Judy Burch

Dated: 07-19-1962
Filed: 07-31-1962
Book: Bk-77, Pg 118

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 12: All, Eddy County, New Mexico

Reservations: None

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15, Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Arnold Klein, a married man dealing with his sole and separate property
Lessee: Windjammer Petroleum

Dated: May 8, 2008
Filed: July 15, 2008
Book: Bk-106, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Section 12, Eddy County, New Mexico

Term: 5 years
Royalty: 3/16

Section 13
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Daniel Meyers

Dated: 11-15-1889
Filed: 05-01-1890
Book: Bk-19, Pg 128

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Daniel Meyers
Grantee: Sutherland Davis

Dated: 6-07-1904
Filed: 10-09-1904
Book: Bk-19, Pg 543

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Sutherland Davis
Grantee: Arthur Grant

Dated: 08-19-1913
Filed: 11-03-1913
Book: Bk-21, Pg 483

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to Beatrice Grant, a widow, and Bernard Grant, her son an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
to

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, be and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico

William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico

Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico

Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico

Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico

Clarence Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Jennifer Hoyt, Personal Representative of the Estate of Frederick Hoyt, deceased
To

Jennifer Hoyt and Martha Hoyt

Dated: 03-28-1970
Filed: 03-28-1970
Book: Misc. Bk-35, Pg 105

Conveys: an undivided seventy-five (75%) interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Jennifer Hoyt
Grantee: Martha Hoyt

Dated: 03-28-1970
Filed: 03-28-1970
Book: BK-53, Pg 107

Conveys: All right, title and interest in and to...

Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

MINERAL DEED

Grantor: Martha Hoyt
Grantee: Rocky Albina and Marylou Hoyt as JTROS

Dated: 04-13-1975
Filed: 05-30-1975
Book: Bk-59, Pg 358

Conveys: an undivided 480/640ths interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

CERTIFICATE OF DEATH, dated 08-25-1979 Stating Rocky Albina, died on March 15, 1978...

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: Bk-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: Bk-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Nolan Williams

Dated: 08-29-1962
Filed: 08-31-1962
Book: Bk-77, Pg 218

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 13: All, Eddy County, New Mexico

Reservations: None

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Marylou Hoyt, a married woman dealing with her sole and separate property
Lessee: Horizon Oil & Gas

Dated: March 22, 2009
Filed: June 15, 2009
Book: Bk-104, Pg 8

Township 3 North, Range 5 West of the 2nd P.M.
Section 13 Eddy County, New Mexico

Term: 3 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

Section 14
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Bradley Wilson

Dated: 12-18-1889
Filed: 05-20-1890
Book: Bk-19, Pg 199

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Bradley Wilson
Grantee: Thaddeus Edwards

Dated: 8-09-1905
Filed: 10-20-1905
Book: Bk-19, Pg 777

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Thaddeus Edwards
Grantee: Arthur Grant

Dated: 08-24-1913
Filed: 11-03-1913
Book: Bk-21, Pg 489

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to Beatrice Grant, a widow, and Bernard Grant, her son an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
to

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, be and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico
William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico
Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico
Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico
Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico
Clarence Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Kamiah Jackson, Personal Representative of the Estate of Betty Hoyt, deceased
To
Kamiah Jackson, Brian Noel and Lawrence K. Jackson

Dated: 04-28-1971
Filed: 04-28-1971
Book: Misc. Bk-36, Pg 222

Conveys: an undivided seventy-five (75%) interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Kamiah Jackson, Personal Representative of the Estate of Lawrence Jackson, a/k/a Lawrence K. Jackson, deceased
To
Kamiah Jackson and Brian Noel, JTROS

Dated: 05-31-1973
Filed: 05-31-1973
Book: Misc. Bk-37, Pg 389

Conveys: an undivided 160/640ths interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property as Joint Tenants with Rights of Survivorship:

Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

CERTIFICATE OF DEATH, dated 09-15-82 Stating Kamiah Jackson, died on July 4, 1982...

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Kyle Jackson, Personal Representative of the Estate of Kamiah Jackson, deceased
To

Seth Michaels

Dated: 07-31-1983
Filed: 07-31-1983
Book: Misc. Bk-57, Pg 589

Conveys: an undivided 160/640ths interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: BK-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: Bk-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Kendall Matthews

Dated: 09-02-1962
Filed: 09-02-1962
Book: Bk-77, Pg 238

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 14: All, Eddy County, New Mexico

Reservations: None

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

SHERRIFF'S DEED

Grantor: T.J. Jenkins, Sheriff of said county
Grantee: Crimson Ranch

Dated: 09-02-1982
Filed: 09-02-1982
Book: Bk-133, Pg 258

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 14: N/2, Eddy County, New Mexico

NOTE: Sheriff's sale comes as a result of Kendall Matthew's default on property
Reservations: None

SHERRIFF'S DEED

Grantor: T.J. Jenkins, Sheriff of said county
Grantee: Kingdom Farms, LTD

Dated: 09-02-1982
Filed: 09-02-1982
Book: Bk-133, Pg 259

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 14: S/2, Eddy County, New Mexico

NOTE: Sheriff's sale comes as a result of Kendall Matthew's default on property
Reservations: None

QUIT CLAIM DEED

Grantor: Gary Lockwood
Grantee: Kingdom Farms, LTD

Dated: 1-13-1973
Filed: 01-21-1973
Book: Bk-55, Pg 35

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 14: S/2, Eddy County, New Mexico

OIL AND GAS LEASE

Lessor: Brian Noel, a married man dealing with his sole and separate property
Lessee: Provision Petroleum

Dated: June 7, 2009
Filed: June 15, 2009
Book: Bk-106, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 14 Eddy County, New Mexico

Term: 3 years
Royalty: 3/16

NOTE: Acknowledgment was not signed by notary

Section 15
Township 3 North, Range 5 West of the 2nd P.M.

PATENT

Grantor: United States of America
Grantee: Vienna Franks

Dated: 11-18-1889
Filed: 05-01-1890
Book: Bk-19, Pg 189

Conveys: Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico
Containing 640 acres
Pursuant to the Act of Congress approved 20th May, 1862

Reservations: Ditches and canals....

WARRANTY DEED

Grantor: Vienna Franks
Grantee: Nathan K. Abbot

Dated: 7-12-1906
Filed: 10-12-1906
Book: Bk-20, Pg 248

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Nathan K. Abbot
Grantee: Bernard L. Harrison

Dated: 02-02-1907
Filed: 02-02-1907
Book: Bk-21, Pg 845

WARRANTS, COVENANTS AND CONVEYS:
Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Bernard L. Harrison
Grantee: Arthur G. Grant

Dated: 07-24-1913
Filed: 11-03-1913
Book: Bk-21, Pg 491

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

Reservations: NONE

WARRANTY DEED

Grantor: Arthur Grant
Grantee: Beatrice Grant

Dated: 09-09-1913
Filed: 11-04-1913
Book: Bk-21, Pg 486

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: None

WARRANTY DEED

Grantor: Beatrice Grant, a widow
Grantee: Bruce Smyth & Mary Smyth, Joint Tenants with the Right of Survivorship

Dated: 01-05-1914
Filed: 02-10-1914
Book: Bk-22, Pg 08

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: Reserving, however, to Beatrice Grant, a widow, and Bernard Grant, her son an undivided seventy-five percent (75%) interest in and to all of the oil, gas and other minerals in and under and that may be produced from the above described lands 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.

FINAL DECREE OF DISTRIBUTION

In the Matter of the Estate of Beatrice Grant, Deceased
to

Donna Silver
William Allen
Franklin Allen
Fredrick Hoyt
Betty Hoyt
Clarence Hoyt

Dated: 02-09-1925
Filed: 02-19-1925
Book: Misc. Bk-18, Pg 225

IT IS ORDERED, ADJUDGED AND DECREED, That all and singular of the described real property, be and the same is hereby assigned to and vested in the above named person...to wit:

Conveys:

Donna Silver an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 10: All, Eddy County, New Mexico
William Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 11: All, Eddy County, New Mexico
Franklin Allen an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 12: All, Eddy County, New Mexico
Fredrick Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 13: All, Eddy County, New Mexico
Betty Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 14: All, Eddy County, New Mexico
Clarence Hoyt an undivided 75% interest in and to all of the oil and gas minerals in and under Township 3 North, Range 5 West of the 2nd P.M., Section 15: All, Eddy County, New Mexico

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

David L. Hoyt, Personal Representative of the Estate of Clarence Hoyt, deceased
To

Rick Conant, Benjamin Conant and Ace Conant

Dated: 08-28-1975
Filed: 08-28-1975
Book: Misc. Bk-40, Pg 198

Conveys: an undivided 480/640ths interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Ace Conant
Grantee: Benjamin Conant

Dated: 01-05-1976
Filed: 02-10-1976
Book: Bk-122, Pg 508

WARRANTS, COVENANTS AND CONVEYS: an undivided fifty percent (50%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

Reservations: NONE

PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION

Ace Conant, Personal Representative of the Estate of Rick Conant, deceased
To

Ace Conant

Dated: 05-31-1979
Filed: 05-31-1979
Book: Misc. Bk-43, Pg 300

Conveys: an undivided 160/640ths interest in the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

CERTIFICATE OF DEATH, dated 03-25-1952 Stating Bruce Smyth, died on December 29, 1951...

MINERAL DEED

Grantor: Mary Smyth, a widow
Grantee: Thomas Kelly and Brian Daley

Dated: 04-13-1961
Filed: 05-30-1961
Book: Bk-48, Pg 213

Conveys: an undivided twenty-five percent (25%) interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands, share and share alike:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Dorothy Osmond

Dated: 11-12-1972
Filed: 01-06-1973
Book: Bk-53, Pg 354

Conveys: an undivided fifty percent (50%) of my interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described property:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

QUIT CLAIM DEED

Grantor: Thomas Kelly
Grantee: Gary Lockwood

Dated: 11-13-1972
Filed: 01-06-1973
Book: Bk-53, Pg 355

Conveys: an undivided 6.25% interest in and to the oil, gas...and all other minerals known or unknown, under and that may be produced from the following described lands:

Township 3 North, Range 5 West of the 2nd P.M.
Section 10, 11, 12, 13, 14, 15: All, Eddy County, New Mexico

WARRANTY DEED

Grantor: Mary Smyth, a widow
Grantee: Kingdom Farms LTD

Dated: 09-02-1962
Filed: 09-02-1962
Book: Bk-77, Pg 239

WARRANTS, COVENANTS AND CONVEYS:

Township 3 North, Range 5 West of the 2nd P.M.
Section 15: All, Eddy County, New Mexico

Reservations: None

TERM MINERAL DEED

Grantor: Benjamin Conant
Grantee: Otis Vargus

Dated: 04-04-2003
Filed: 05-30-2003
Book: Bk-148, Pg 713

Conveys 100% of grantor's interest in and to all of the oil, gas and other minerals for a term of ten (10) years from the following described lands, towit:

Township 3 North, Range 5 West of the 2nd P.M.
Section: 15: All, Eddy County, New Mexico

OIL AND GAS LEASE

Lessor: Dorothy Osmond, a married woman dealing with her sole and separate property
Lessee: Samoan Oil and Gas, Inc.

Dated: February 14, 2002
Filed: April 15, 2002
Book: Bk-99, Pg 188

Township 3 North, Range 5 West of the 2nd P.M.
Sections 9, 10, 11, 12, 13, 14, 15, 24: Eddy County, New Mexico

Term: 7 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Otis Vargus, a married man dealing with his sole and separate property
Lessee: Sunrise Oil & Gas

Dated: May 25, 2008
Filed: July 5, 2008
Book: Bk-145, Pg 78

Township 3 North, Range 5 West of the 2nd P.M.
Sections 15, Eddy County, New Mexico

Term: 5 years
Royalty: 3/16

OIL AND GAS LEASE

Lessor: Brian Daley, a married man dealing with his sole and separate property
Lessee: McKowen Oil & Gas

Dated: July 7, 2009
Filed: July 15, 2009
Book: Bk-105, Pg 88

Township 3 North, Range 5 West of the 2nd P.M.
Sections 10, 11, 12, 13, 14, 15: Eddy County, New Mexico

Term: 2 years
Royalty: 3/16

Example of Ownership Report

OWNERSHIP REPORT

Legal Description

Twp. 7 North, Range 7 West, 6th P.M.
Section 8: W/2SW/4

Section 8, Township 7N, Range 7W
Millard COUNTY ND, 80.00 acres more or less

Name of Mineral Owner	Percent of Tract	Net Acres
Oscar Schmidt	0.3333333	26.66666
Elizabeth Rogers	0.1666667	13.33333
Beth Mitchell	0.0833334	6.66667
Oscar Mitchell	0.0416667	3.33333
Randall Mitchell	0.0416667	3.33333
John Willis	0.2222222	17.77778
Kenton Upton	0.1111111	8.88889
Total	1.0000000	80.00000

OWNERSHIP REPORT

Legal Description

Section _____, Township _____, Range _____
_____ COUNTY _____, _____ acres more or less

Surface Owner _____

Name of Mineral Owner	Percent of Tract	Net Acres
Total		

OWNERSHIP REPORT

Legal Description

Section _____, **Township** _____, **Range** _____
_____ **COUNTY** _____, _____ **acres more or less**

Surface Owner _____

Name of Mineral Owner	Percent of Tract	Net Acres
Total		

OWNERSHIP REPORT

Legal Description

Section _____, **Township** _____, **Range** _____
_____ **COUNTY** _____, _____ **acres more or less**

Surface Owner _____

Name of Mineral Owner	Percent of Tract	Net Acres
Total		

OWNERSHIP REPORT

Legal Description

Section _____, **Township** _____, **Range** _____
_____ **COUNTY** _____, _____ **acres more or less**

Surface Owner _____

Name of Mineral Owner	Percent of Tract	Net Acres
Total		

OWNERSHIP REPORT

Legal Description

Section _____, **Township** _____, **Range** _____
_____ **COUNTY** _____, _____ **acres more or less**

Surface Owner _____

Name of Mineral Owner	Percent of Tract	Net Acres
Total		

"Title Review Report"

		Mineral Owners	Net Acres	Percent of Tract Owned	Lease Status
Section 10: All	1				
	2				
	3				
	4				
	5				
Section 11: All	1				
	2				
	3				
	4				
	5				
	6				
Section 12: All	1				
	2				
	3				
	4				
	5				
Section 13: All	1				
	2				
	3				
	4				
Section 14: N/2	1				
	2				
	3				
	4				
	5				
Section 14: S/2	1				
	2				
	3				
	4				
	5				
Section 15: All	1				
	2				
	3				
	4				
	5				

Surface Owner

Section 10: All			
Section 11: All			
Section 12: All			
Section 13: All			
Section 14: N/2			
Section 14: S/2			
Section 15: All			

On-Line Classes

Critical Legal Concepts Related to the Land Profession

Crucial information dealing with a myriad of critical concepts surrounding the land profession and the oil and gas industry are covered in this class. Subject matter covers state specific title issues and statutes that impact how oil and gas interests are interpreted, calculated and maintained; specific language in conveyances and how each word or the placement of the words impact the conveyance outcome; and state specific legal concepts surrounding doctrines of oil, gas, royalty, trespass, pooling, types of ownerships, and ownership theories.

A Comprehensive Study of the Oil & Gas Lease, Lease Obligations and Lease Clauses

This class is perhaps the best resource available for those wanting to learn about the management of a company's oil and gas lease assets. It is designed to offer specialized instruction for the landman, land tech. and lease or title analyst as they deal with particular lease and lease related issues.

A Comprehensive Study of Property Ownership and Transferring Title

This course takes an in-depth and thorough look at property ownership beginning with the origins of ownership in the United States. Other topics include: differing types of property ownership such as real property, personal property, community property, separate property, homestead laws or dower estates; the rules surrounding mineral and royalty ownership including surface, divided and undivided interests; the rules for conveying property; varying types of conveyances, testate and intestate succession laws and the many types of title transfers that result from court actions.

Contracts Used by Petroleum Land Management

Contracts are the heart and soul of the oil and gas industry which uses a number of unique agreements in order to explore for, develop, produce, and market oil and gas. This course will provide an understanding of contract law and is designed for all oil and gas professionals or those having a desire to work directly or indirectly in land or land administration. Contracts examined will include the Joint Venture Agreement, Area of Mutual Interest Agreement, Seismic Agreements, Surface Agreements, unit operating agreements, unit agreements, the AAPL Joint Operating Agreement and the Farmout Agreement.

An Introduction to Petroleum Land Management

Choosing a career as an oil and gas landman or land administration professional is a job path that is highly sought by many individuals. These types of jobs can be rewarding both personally and financially, offering an income that can be substantially greater than many other professions that require far more training. This class is excellent for those wishing to examine the subjects and tasks the land professional is called upon to manage, including: land and mineral ownership in the United States, leasing available minerals, land strategies, pooling, unitization, and searching for and drilling for oil and gas.

Calculating your Division of Interest

This on-line class comes with both a textbook and the Calculating Your Division of Interest Workbook and will be of tremendous value in helping the land professional calculate all types of interests, including net mineral acres, royalty, net revenue, gross working, and overriding royalty interest. Chapters also include unit calculations, calculating payouts, non-consents, farmouts, and calculating overrides based on farmout language.

Mastering Lease Obligations

This class provides the most practical, applicable, hands-on instruction available for those who administer the oil and gas lease and whose jobs are affected by the lease. The class will deal with several lease clauses including: the granting clause, habendum clause, Pugh clause, force majeure clause, operations clause, shut-in clause and rental clause.

Critical Legal Concepts

Crucial information dealing with a myriad of critical concepts surrounding the land profession and the oil and gas industry are covered in this class. Subject matter covers state specific title issues and statutes that impact how oil and gas interests are interpreted, calculated, and maintained; specific language in conveyances and how each word or the placement of the words impact the conveyance outcome; and state-specific legal concepts surrounding doctrines of oil, gas, royalty, trespass, pooling, types of ownerships, and ownership theories.

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