

2016-06-13 1:28 AM - Reconnaissance

Subject	Over-Pressured Stack
From	W.R. McArthur, Jr., Esq.
To	Lance Mason
Sent	Monday, June 13, 2016 1:28 AM

Are we going to do this?

W.R. (Lynn) McArthur, Jr.
Attorney at Law
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850-896-1027
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that may be produced, saved and marketed from the Subject Land, together with a like interest in and to all of the rights associated therewith including, but not limited to, the right to lease and to receive bonuses, royalties, rentals and any other monies to be paid under future leases covering the Subject Land.

The undivided interests being conveyed by this Mineral Deed were previously owned by Michelle Matthews (a/k/a Michelle Margerum Matthews) and sold to Murray St. Investments, LLC by that certain Mineral Deed dated May 17, 2016 and recorded in Volume 1216, Page 371, Record Books of Blaine County, Oklahoma (the "Matthews Deed"). The Matthews Deed contains a provision as its next to last paragraph whereby Murray St. Investments, LLC agrees to pay Michelle Matthews for any additional mineral acres, over what she was paid, which may be subsequently discovered and likewise, should either party discover that Michelle Matthews was paid for more net mineral acres than she actually owns, then she shall reimburse Murray St. Investments, LLC the monies paid in excess. Grantor hereby agrees to indemnify and hold Grantee harmless from any and all claims and/or demands made by any party under the provision described above in the Matthews Deed.

Grantor also grants, sells, conveys, assigns, and transfers to Grantee, its successors and assigns, the above described interest in and to any production of oil, gas or other minerals from the Subject Land on or after the effective date hereof, together with a like interest in any such production in storage, tanks and pipelines, and any and all sums of money, suspended runs or accounts of any type or character, due or owing to Grantor by any parties by reason of any such production.

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 interests in and to the Subject Land, together with all and singular the rights and appurtenances thereunto in anywise belonging unto Grantee, its successors and assigns, forever; and Grantor does hereby bind Grantor and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the above described interests in and to the Subject Land unto Grantee, its successors and assigns forever, against every person or party whomsoever lawfully claiming or to claim the same, or any part thereof, by, through and under Grantor, but not otherwise.

The terms and provisions of this Mineral Deed shall be binding upon and shall inure to the benefit of Grantor and Grantee, their respective heirs, legal representatives, successors and/or assigns.

IN WITNESS WHEREOF, this mineral deed is dated this 1st day of June 2016 and shall be effective for all purposes as of this 1st day of June 2016.

MURRAY ST. INVESTMENTS, LLC

By:


Joel M. Eilerts
Managing Member

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

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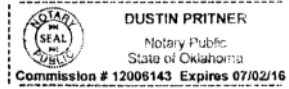
On this 1st day of June 2016, before me personally appeared Joel M. Eilerts as Managing Member of MURRAY ST. INVESTMENTS, LLC, an Oklahoma limited liability company, known to me to be the person who is described in and who executed the within and

I-2016-013699 Book: 1217 Pg: 0370
06/13/2016 09:42 AM Pg 0368-0370
Fee: \$17.00 Doc: \$0.00
Della Wallace - Blaine County Clerk
State of Oklahoma

kb



foregoing instrument, and acknowledged to me that he executed the same in the named capacity,
on behalf of said limited liability company.




Notary Public, State of Oklahoma
Print name: Dustin Pritner
My commission expires: 07/02/16