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Filed for Record in GUERNSEY County, Ohio
Marilyn Callahan, Recorder ERECORDING
12/19/2024 01:41 PM Recording Fees: \$50.00
MINERALDEED OR 601 / p3875 - p3878

TRANSFERRED
Section 319.202 ORC

Transfer No. 2357 By: TG
12/19/2024

Exempt NA Transfer Fee \$0.50

Conveyance Fee \$147.52

CORY JOHNSON, AUDITOR GUERNSEY COUNTY, OH

Description and Conveyance of Minerals

Not Verified for Location or Ownership

BY: SL DATE: 12/18/2024

Guernsey County Engineer

Guernsey County Auditor

MINERAL DEED

This MINERAL DEED is dated the 26th day of November 2024, by and between **Christa Snodgrass**, a single woman, having an address at 64892 Lerrick Ridge Rd., Cambridge, OH 43725 ("Grantor"), and **Authentic Mineral Group, LLC**, an Florida limited liability company, having an address at P.O. Box 128, Gulf Breeze, Florida 32563 ("Grantee").

For ten dollars (\$10.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, Grantor does hereby grant, sell, convey, assign and transfer unto Grantee, its successors and assigns, with general warranty covenants, **100%** of Grantor's right, title and interest in and to all of the oil, gas, coal and other minerals located on, in and under or that may be produced from those certain tracts or parcels of land situated in Center Township, Guernsey County, Ohio, more particularly identified and described in the attached Exhibit "A" (the "Property"), together with all royalties, overriding royalties, non-participating royalties, revenues, payments, production payments, bonuses, delay rentals, accounts, suspended funds, refunds, interest on overdue payments and other things of value due, payable or owed by any lessee, operator, purchaser of production, seller of production, or other person or entity, with respect to any oil, gas or other minerals produced from, or attributable to, the Property, together with all necessary rights of ingress and egress over and on said Property for the production of said oil, gas or other minerals therefrom.

This conveyance includes all oils, gases and other hydrocarbons of all natures and descriptions whatsoever and all formations and horizons of all natures or descriptions whatsoever (including but not limited to all shale formations) in which such oils or gases may exist or from which such oils, gases or hydrocarbons may emanate or be produced by any technology whether now known or hereafter developed.

This conveyance is made subject to any rights now existing to any lessee under any valid and subsisting oil and gas lease presently of record; it being understood and agreed that Grantee shall have, receive, and enjoy any bonuses, rents, royalties, and other benefits which may accrue under the terms of such leases, which are directly derived from all or any portion of the Property, from and after the date of this conveyance.

FOR THE SAME CONSIDERATION, Grantor also grants, sells, conveys, assigns, and transfers to Grantee, its heirs, successors, and assigns, all of Grantor's interest in any production of oil, gas and associated hydrocarbons from the Property which has occurred prior to the execution date or effective date of this Conveyance, but not been paid to the Grantor, together with any such production now held in storage, tanks and pipelines, and any and all sums of money, suspended runs or accounts of any type or character, due, payable or owing to Grantor by parties by reason of any such prior production.

Grantor agrees to execute all additional documents reasonably requested by Grantee, its successors and assigns, to carry out the purposes of this Mineral Deed or to better evidence the conveyance of Grantor's interest in all of the oil, gas, coal and other minerals and mineral rights contemplated hereby.

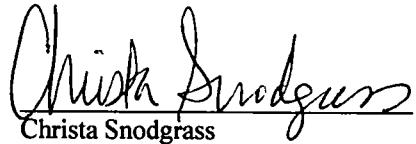
Grantee, its successors and assigns, shall have the right at any time after default by Grantor, to redeem for Grantor by payment and discharge of any mortgage, tax, or other lien granted or filed against Grantor's interest in any surface land overlying the Property, in which event Grantee, its successors and assigns, will be subrogated to the rights of such lien holder.

Grantor acknowledges that Grantee has made no representations or warranties of any kind to induce Grantor to execute this instrument other than the consideration recited herein.

TO HAVE AND TO HOLD the above-described interests in the Property, together with all and singular the rights, privileges and appurtenances thereto or in any way belonging to the said Grantee and Grantee's successors and assigns forever. Grantor hereby agrees and binds Grantor and Grantor's heirs, legal representatives, successors, and assigns to warrant and forever defend all and singular the interests in the Property conveyed hereby unto Grantee and Grantee's heirs, successors, and assigns, against any person lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this Mineral Deed has been executed by the Grantor on the date stated in the acknowledgement below.

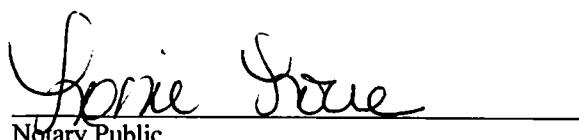
GRANTOR:


Christa Snodgrass

ACKNOWLEDGEMENT

STATE OF Ohio)
COUNTY OF Guernsey)

This instrument was acknowledged before me on this 26 day of November 2024, by
Christa Snodgrass.


Lorrie Love
Notary Public

Prepared by and return to:
Greystone Mineral Group, LLC
1401 Doug Baker Blvd., Suite 107-102
Birmingham, Alabama 35242



LORIE LOVE
Notary Public
State of Ohio
My Comm. Expires
March 21, 2028

EXHIBIT "A"
(PROPERTY DESCRIPTION)

Situated in the County of Guernsey in the State of Ohio and in the Township of Center; and known as and being a part of the northeast quarter of Section 15, township one, Range two, and beginning for a description at the northeast corner of the tract being conveyed, which corner is south 05° 30' West a distance of 517.6 feet from a stone set at the northeast corner of said Section 15: thence south 05° 30' west for a distance of 258.8 feet to a point on the east line of said Section 15: thence north 84° 30' West for a distance of 832 feet to the center line of County Road #57; thence with the center line of said County Road #57 north 05° 30' east for a distance of 258.8 feet to a point in said center line; thence south 84° 30' east for a distance of 832 feet to the place of beginning, containing 4.943 acres of land, more or less, but subject to all legal highways.

Said land above described was surveyed by Sam Patton, Registered Engineer, by a survey completed June 4, 1955 and is a part of the premises previously conveyed in Volume 112 at page 82 of the Deed Records of Guernsey County, Ohio.

EXCEPTING therefrom the following described premises. Situated in the County of Guernsey in the State of Ohio and in the Township of Center and being known as a part of the northeast quarter of Section 15, Township I. and Range 2, and more particularly described as follows: Starting at the northeast corner of the northeast quarter of Section 15; thence South 5° 30' West along the East section line 776.0 feet to a point; thence north 84° 30' West 595.5 feet to an iron pin; this is the place of beginning of the tract herein described; thence continuing North 84° 30' West 238.5 feet to a point in the center of County Road No. 57; thence north 5° 30' East with the center line of Road 136.0 feet to a point; thence South 82° 15' East 238.8 feet to an iron pin; thence South 5° 30' West 127.1 feet to the place of beginning, containing 0.72 acres.

Being the same lands described in Deed OR 568, Page 3453, Official Records, Guernsey County, Ohio.

Previous Reference: Volume 513, Page 53, Official Records, Guernsey County, Ohio.

Parcel Number: 08-0000123.000

END OF EXHIBIT "A"