

HARRISON COUNTY ENGINEER
TRANSFER NOT NECESSARY

DATE 7/20/17 INT CAH
HARRISON COUNTY AUDITOR

PATRICK J. MOORE

REAL ESTATE TRANSFER BY MB

CONV.FEE 250 EX

TRAN.FEE 250 DATE _____

201700002220
Filed for Record in
HARRISON COUNTY, OHIO
JOSHUA M A WILLIS, RECORDER
07-20-2017 At 10:15 am.
WARRANTY D 80.00
OR Book 249 Page 8 - 13
201700002220
WINDSOR ENERGY

SPECIAL WARRANTY DEED

Westhawk Minerals, LLC, a Delaware limited liability company, with an address of 3001 Quail Springs Parkway, Oklahoma City, Oklahoma 73134, hereinafter referred to as the "Grantor," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey with limited warranty covenants to **Wexford Westhawk LLC**, a Delaware limited liability company, having an address of 14301 Caliber Dr., Suite 200, Oklahoma City, Oklahoma 73118 an undivided ninety percent of seventy-five percent (90% of 75%), and **Liddell Investments L.L.C.**, an Oklahoma limited liability company, 14201 Caliber Dr., Suite 300, Oklahoma City, Oklahoma 73118, an undivided ten percent of seventy-five percent (10% of 75%), collectively hereinafter referred to as the "Grantee," of Grantor's interest in the oil, gas and other hydrocarbons underlying those certain parcels of land located in Harrison County, Ohio, and more specifically described on Exhibit "A" attached hereto and hereby incorporated herein (the "Properties").

TOGETHER WITH all and singular rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversions, remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, property, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in or to the above described Properties.

TO HAVE AND TO HOLD, the above-granted Properties together with all of the rights, privileges and appurtenances thereto belonging unto Grantee and its successors and assigns forever, subject to all applicable zoning ordinances, legal highways, taxes and assessments, if any, not yet due and payable, all applicable restrictions, conditions, limitations, rights of way, reservations and easements of record.

Grantor hereby specially warrants title to the Properties against claims of persons claiming by, through or under Grantor, but not otherwise, and with no other warranty of title either express or implied.

IN WITNESS WHEREOF, the undersigned Grantor, by its duly authorized representative, has signed this instrument on the date set forth in the Notary acknowledgement below, but effective for all purposes as of March 1, 2017.

GRANTOR:

Westhawk Minerals LLC,
a Delaware limited liability company

By: _____

Name: Lester A. Zitkus

Title: Sr. Vice President, Land

TRK

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

The foregoing instrument was acknowledged before me this 14th day of June, 2017 by Lester A. Zitkus, Sr. Vice President, Land of Westhawk Minerals LLC, a Delaware limited liability company, on behalf of said company.



Erin Plaster
Notary Public

Print Name: Erin Plaster
Notary Public for the State of Oklahoma
My Commission Expires: 10/6/2020

Exhibit "A"

To that certain SPECIAL WARRANTY DEED from Westhawk Minerals LLC, as Grantor, to Wexford Westhawk LLC, et al, as Grantee, effective March 1, 2017.

HARRISON COUNTY, OHIO

LAND DESCRIPTION: WESTHAWK SSI NO. 12

Surface Parcel ID Mineral Parcel ID	Civil Twp	Section	Twp No	Range	Qtr
01-00354.000 01-00354.200	Archer	3	11 North	5 West	E/2

including lands acquired from G. Robert Myers, single, by virtue of deed dated 11/13/2002, and recorded in Deed Book 129, at Page 459, at the Recorder's office of Harrison County, Ohio, and described for the purposes of this agreement as containing a total of 66.0200 acres, whether actually more or less, and including contiguous lands owned by Grantor.

Situated in the Township of Archer, County of Harrison, State of Ohio and being 66.0200 acres more or less in the East Half of Section 3, Township 11 North, Range 5 West and being more particularly described as follows:

Being in the Steubenville Land District and a part of the East Half of Section 3, Township 11 North, Range 5 West, beginning at a post on the East line of said section and corner to Robert Smiley; (1887) thence South 3° West 77.52 perches to a post, a white ash 20 inches South 24 ½° East 71 links; Thence North 87 ¼° West 164.6 perches to a post on the quarter section line, a white oak 28 inches North 1 ½° East 82 links; Thence North 2¼° East 77.52 perches to post, a white oak 20 inches North 7¼° East 71 links; Thence South 87¼° East 165.54 perches to the beginning, containing 80 acres.

SAVING AND EXCEPTING from the above described land the following described premises:

Situated in the Steubenville Land District and known as part of the East Half of Section 3, Township 11 North, Range 5 West, beginning at a post on the East line of said Section and corner to Robert Smiley; (1883)

Thence South 3° West 77.52 perches to a post, an ash 20 inches South 24½° East 71 links;
Thence North 86½° West 32 perches to a post, in the road, a black walnut 10 in North 15½° West 122 links;
Thence North 12° East 12 perches in the center of the road;
Thence North 3 ¼° East 7 perches in the center of the road;
Thence North 7 ½° East 26.5 perches in the center of the road;
Thence North 17 ¾ ° East 20 perches in the center of the road;
Thence North 1 ¼ ° East 12.6 perches to a post in the center of the road, a white oak 40 inches North 27 ½ ° East 65 links;

Thence South 86 ¾ ° East 24.64 perches to the beginning, containing 13 acres, 2 rods, 23 perches, being the same more or less. Being subject to all legal highways.

The aforesaid exception being premises conveyed by E.W. Baker to Robert Smiley, February 16, 1883, as shown by deed recorded in Deed Record 33, Page 357.

Leaving in the within conveyance 66.02 acres, more or less, and being the premises devised to Dean B. Baker, as shown by the Will of E.W. Baker on record in Deed H, Page 458 of the Will Records of Harrison County, Ohio.

LAND DESCRIPTION: WESTHAWK SSI NO. 15

TRACT ONE:

Surface Parcel ID Mineral Parcel ID	Civil Twp	Section	Twp No	Range	Qtr
02-0000425.000 02-0000425.200	Athens	7	10 North	5 West	NW/4

including lands acquired from Gertrude Hall Baker, widow, by virtue of deed dated 11/05/1976, and recorded in Deed Book 188, at Page 406, at the Recorder's office of Harrison County, Ohio, and described for the purposes of this agreement as containing a total of 31.06 acres, whether actually more or less, and including contiguous lands owned by Grantor.

Situated in the Township of Athens, County of Harrison , State of Ohio:

Being a part of the Northwest Quarter of Section 7, Township 10 North, Range 5 West and beginning for the same at the Southwest corner of said quarter at a stone; thence North 5° East 2142 feet to a point in the center of the road, a stone is North 5° East 8 feet; thence South 85° East 205.2 feet to a point in the forks of the road; thence South 2° 17' West 28.8 feet to a point in the road where a wild cherry 8 in. is South 28° West 25.1 feet and a red oak 6 in. is South 72° 45' West 30.8 feet; thence South 47° 30' East 293.7 feet to a point in the center of the road; thence South 64° 45' East 247.5 feet a point in the center of the road; a stone is 5° West, 24 feet; thence South 5° West, 1837.4 feet to a stone, on the quarter section line; thence North 10' West 675 feet to the place of beginning, containing 31.06 acres, more or less.

TRACT TWO:

Surface Parcel ID Mineral Parcel ID	Civil Twp	Section	Twp No	Range	Qtr
02-0000425.000 02-0000425.200	Athens	13	10 North	5 West	NE/4

including lands acquired from Gertrude Hall Baker, widow, by virtue of deed dated 11/05/1976, and recorded in Deed Book 188, at Page 406, at the Recorder's office of Harrison County, Ohio, and described for the purposes of this agreement as containing a total of 20 acres, whether actually more or less, and including contiguous lands owned by Grantor.

Situated in the Township of Athens, County of Harrison, State of Ohio:

Being part of the Northeast Quarter of Section 13, Township 10 North, Range 5 West and beginning for same at a stone at the Southeast corner of said Quarter Section; thence North 85° 10' West 528 feet to a stone on the Quarter Section line; thence North 5° East 1650 feet to a point in the road; thence South 85° East 528 feet to a stone; thence South 5° West 1650 feet to the place of beginning, containing 20 acres more or less

LAND DESCRIPTION: WESTHAWK SSI NO. 20

TRACT ONE:

Surface Parcel ID Mineral Parcel ID	Civil Twp	Section	Twp No	Range	Qtr
05-0002331.007 05-0002331.207	Cadiz	36	9 North	4 West	SW/4

including lands acquired from Jean Saffell, single, by virtue of deed dated 7/29/1998, and recorded in Deed Book 55, at Page 194, at the Recorder's office of Harrison County, Ohio, and described for the purposes of this agreement as containing a total of 6.0000 acres, whether actually more or less, and including contiguous lands owned by Grantor.

Situated in the Village of Cadiz, County of Harrison, State of Ohio and being part of the Southwest Quarter of Section 36, Township 9 North, Range 4 West of the Seven Ranges.

Commencing at an iron pin found at the Southwest corner of said Southwest Quarter, thence with the Section line South 88° 46' 32" East 108.34 feet to the east right of way line of North Main Street Extension, from at the intercounty Highway #26 point of curvature at Sta. 28+23.690, 30 feet right; thence with the line of a 5.00 acre tract as recorded in Official Record Book 16 Page 221, North 63° 11' 46" East 601.65 feet to an iron pin found and the PLACE OF BEGINNING.

Thence continuing with said 5.00 acre tract North 090° 021' 07" East 302.56 feet to an iron pin found; thence North 52° 22' 39" West 279.09 feet to an iron pin found on the east line of the above mentioned right of way; thence with said right of way North 37° 37' 21" East 177.10 feet to an iron pin set at the point of curvature Sta. 38+50.7, 30 feet right; thence with a curve to the left having a radius of 2894.79 feet, an arc of 200.40 feet and a chord of North 35° 38' 21" East 200.36 feet to an iron pin set at Sta. 40+51.10, 30 feet right;

Thence leaving said right of way South 56° 20' 38" East 500.00 feet to an iron pin set; thence South 27° 29' 34" West 563.22 feet to an iron pin set; thence with the North line of a 26.546 acre tract recorded in Official Record Book 16, Page 223 North 88° 46' 32" West 207.55 feet to the place of beginning and containing 6.000 acres, more or less.

TRACT TWO:

Surface Parcel ID Mineral Parcel ID	Civil Twp	Section	Twp No	Range	Qtr
05-0002331.013 05-0002331.205-213	Cadiz	36	9 North	4 West	SW/4

including lands acquired from Andrew Hutyera, Executor of the Estate of Jean Saffell, Deceased, by virtue of deed dated 11/07/2011, and recorded in Deed Book 108, at Page 33, at the Recorder's office of Harrison County, Ohio, and described for the purposes of this agreement as containing a total of 4.8441 acres, whether actually more or less, and including contiguous lands owned by Grantor.

Situated in the Village of Cadiz, County of Harrison, State of Ohio and being part of the Southwest Quarter of Section 36, Township 9 North, Range 4 West and being part of Volume 225, Page 111 and part of parcel number 05-02331.000 and being described as follows:

Beginning at the Southwest corner of Section 36; thence South 88° 26' 29" East 100 feet to a point and being 30 feet from centerline of North Main Street and known as the true place of beginning of the tract herein described;

Thence, with said street North 11° 16' 42" East 283.14 to an iron pin found; thence leaving said street, North 63° 10' 34" East 601.53 feet to an iron pin found; thence leaving said street North 63° 10' 34" East 601.53 feet to an iron pin found; Thence South 08° 21' 02" West 568.99 feet to an iron pin found;

Thence North 88° 26' 35" West 509.73 feet to the place of beginning and passing an iron pin at 388.26 feet and containing 4.8441 acres.

Less and except that certain tract conveyed by Sharon Manbeck, Trustee of the Dean and Sharon Manbeck Family Trust dated October 17, 1997 as Grantor to Kenneth Becker and Amanda Becker, husband and wife in a Fiduciary Deed dated 12/16/2010 recorded at OR Book 186, Page 1629 described as follows:

Situated in the Village of Cadiz, Township of Cadiz, County of Harrison, State of Ohio, and being part of the Southwest Quarter of Section 36, Township 9 North, Range 4 West in the Steubenville Land District, and being a part of a 4.844 acre tract (4.8442 acres by survey) recorded in ORV 108, Page 33 of the Harrison County Records, and described as follows;

Beginning for reference at the Southwest corner of Section 36;

Thence with the south line of Section 36, South 88° 49' 27" East, 108.17 feet to an iron pin set at the southwest corner of said 4.844 acre tract and also being the southwest corner and the True Place of Beginning for the parcel herein described;

Thence leaving said section line and with the west line of said 4.88 acre tract, North 09° 34' 23" East, 281.18 feet to a 5/8" iron pin found at an angle point in the bounds of said tract, and also being the northwest corner of the parcel herein being described;

Thence with a line dividing said 4.88 acre tract, South 88° 49' 27" East, 499.62 feet to an iron pin set in the east line of said tract, in the westerly bounds of a tract claimed by Johnathon L. Kirkland (ORV 174, Page 2629), and also being the northeast corner of the parcel herein being described;

Thence continuing with said bounds, South 07° 31' 33" West, 279.88 feet to a 5/8" iron pin ("COLE") found in the south line of Section 36 at the Southeast corner of said 4.88 acre tract, the southwest corner of said Kirkland tract, in the northerly line of a tract claimed by Jonathon L. and Susan J. Kirkland (ORV 174, Page 2635) and also being the southeast corner of the parcel herein being described;

Thence, with said section line North 88° 49' 27" West, 509.73 feet to the PLACE OF BEGINNING, and CONTAINING 3.2227 Acres by survey;

Leaving a residue of 1.6214 acres that is herein being conveyed, split from Parcel #05-0002331.013

Prepared by Westhawk Minerals LLC

Please return to:
Windsor Energy
14301 Caliber Drive, Ste. 200
Oklahoma City, OK 73134