



Concho Energy, LLC

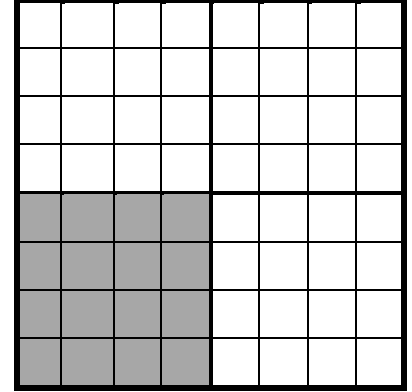
Professional Land Management Services

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PO Box 101, 983 Eagle Pass, Freedom, OK 73842

PARTIAL MINERAL TITLE OWNERSHIP REPORT

SECTION: 3
 TOWNSHIP: 19 North
 RANGE: 17 West
 DESCRIPTION: SW/4 (Southwest Quarter)



County of Dewey State of Oklahoma containing 160.00 acres, more or less

SURFACE OWNERSHIP: NOT APPLICABLE

#	MINERAL OWNERS	INTEREST	NET ACRES	LEASEHOLD INFORMATION
1	Linda A. Tucker (a/k/a Linda Alene Riley) 21167 W 888 Road Cookson, OK 74427-2373 ** <u>SEE TITLE NOTE BELOW</u>	0.500000**	80.00000000**	<p>HELD BY PRODUCTION Operator: Diversified Production, LLC</p> <p>Well: Sander Trust 3/10-19-17 #1-H API: 35043235190001 OTC: 043-2222407 Spud: 5/17/17 DOFP: 11/1/17 Producing formation: Mississippian</p> <p>Well: Anneva 3/34-20-17 #1-H API: 35043235190001 OTC: 043-219203 AND 153-219203 Spud: 6/18/17 DOFP: 11/3/17 Producing formation: Mississippian</p> <p>Well: Louthan 3-19-17 #1-H API: 35043236250000 OTC: 043-223764 Spud: 5/17/18 DOFP: 7/12/18 Producing formation: Mississippian</p> <p>Lessor: Linda A. Tucker Lessee: Seiling Development LLC Bk/Pg: 1556 / 293 Date: 5-1-2015 Filed: 5-7-2015 Term: 3 years Royalty: 3/16 Desc: SW/4 NMA: 160.00</p>
		0.500000	80.00000000	

****TITLE NOTE:** The mineral chain of title references documents not indexed in the Dewey County Clerk's land records. There is mention of a trust identified as The Riley Family Living Trust, dated 3/8/1990 with at least two Amendments to this Trust. Neither the Trust documents nor a Memorandum of Trust appear to be filed in the land records. Further due diligence may be required to perfect title to some of the mineral interest of the above Owner.

DATE:	6/12/2024	PROJECT:	RILEY-TUCKER MINERALS	BY:	Rocky Hodgson
TRACT #:	1	LAST INSTRUMENT:	1556/293	PAGE #:	1

An Affidavit of Successor Trustee filed on 2/5/2004 in Bk. 1207, Pg. 144 asserts that Esther Riley, sole Trustee of The Riley Family Living Trust dated 3/8/1990 is now deceased and that under the “Second Amendment to the Trust, dated 7/6/95” the Successor Trustee of this Trust is Fred M. Sander. The Affidavit represents that in the Second Amendment to the The Riley Family Living Trust that: “I give two (2) oil leases located in Dewey County to my daughter Linda Alene Riley”. The primary concern here is that this language may be insufficient to convey marketable title from the Trust-owned mineral estate to Linda Alene Riley.

However, by Mineral Deed filed on 8/6/2006 in Bk 1259, Pg 351, Fred M. Sander, as Trustee of The Riley Family Living Trust dated 3/8/1990 conveys to Linda A. Tucker all the oil, gas and other minerals in this tract, being a “an undivided 80-acre interest in the SW/4”.

Furthermore, by Final Decree filed on 3/5/2007 in the Estate of Esther Riley, deceased. filed in Bk. 1272, Pg. 124, the District Court ordered that The Riley Family Living Trust dated 3/8/1990, and Fred M. Sander, as Trustee, was decreed to be the sole beneficiary of “an undivided 80-acre interest in the oil, gas and other minerals under this tract of land”.

The afore mentioned Affidavit of Successor Trustee document describes that in a Second Amendment to The Riley Family Living Trust dated 7/6/95 it provides that: “I give two (2) oil leases located in Dewey County to my daughter Linda Alene Riley”. That recitation may not be enough to establish title to Linda Alene Riley. However, by virtue of the Mineral Deed filed in Bk 1259, Pg 352, and, the Affidavit of Successor Trustee filed in Bk 1207, Pg 144, it appears to this examiner that Linda Alene Riley, aka Linda A. Tucker has a valid claim to an undivided 80-acre mineral interest in the SW/4.

TITLE DISCLAIMER: At your request, this report is based upon our examination of some instruments filed of record and indexed against the captioned lands and horizons in Dewey County, Oklahoma; and, the interpretation of these instruments by a Landman with a layman's knowledge of Oklahoma title law. You should be aware that many documents are unclear and ambiguous. Therefore, we assume you are aware that the use of the information contained in this report involves a certain degree of risk and the preparer assumes no liability for information in this report or for surface or mineral interests acquired or conveyed on the basis of such information.

DATE:	6/12/2024	PROSPECT:	RILEY-TUCKER MINERALS	BY:	Rocky Hodgson
TRACT #:	1	LAST INSTRUMENT:	1745/10	PAGE #:	2