



Concho Energy, LLC

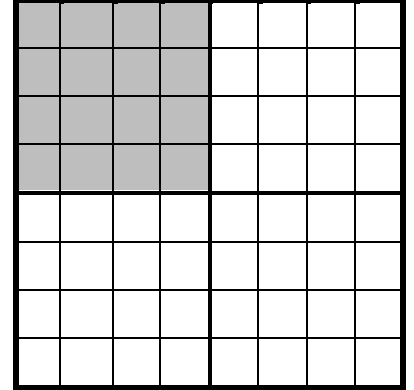
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PARTIAL MINERAL TITLE OWNERSHIP REPORT

SECTION: 7
 TOWNSHIP: 19 North
 RANGE: 16 West
 DESCRIPTION: NW/4 [a/d/a Lot 1 & Lot 2 & E/2 NW/4]
 (Northwest Quarter)



County of Dewey State of Oklahoma containing 152.92 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) (a/k/a Linda Riley) 21167 W 888 Road Cookson, OK 74427-2373 ** <u>SEE TITLE NOTE BELOW</u>	0.500000 **	76.460000 **	<p>MINERALS APPEAR TO BE NON-PRODUCING AND AVAILABLE TO LEASE</p> <p>LAST OGL OF RECORD:</p> <p>Lessor: Linda Alene Tucker, aka Linda Aline Riley, married woman dealing in her sole & separate property Lessee: Tapstone Energy, LLC Bk/Pg: 1591 / 437 Date: 1-4-2016 Filed: 1-19-2016 Term: 3 years + 2-year option Royalty: 3/16 Desc: NW/4 GMA: 152.92</p>
		0.500000	76.460000	

****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 or all the mineral interest of the above Owner.

A review of how this Owner's chain of title originates is basically as follows:

In Warranty Deed filed on 10/31/1945 in Bk 47, Pg 170, Ralph Q. Riley & Abigail G. Riley were conveyed fee simple title to the lands described above as Joint Tenants w/r/o/s.

By Final Decree filed on 10/9/1962 in Bk 134, Pg 2, a District Court Order was issued in the Estate of Ralph Q. Riley, deceased, decreeing that Abigail G. Riley was the surviving Joint Tenant and that she became the sole owner of the land and minerals.

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By Final Decree filed on 12/5/1984 in the Estate of Abigail G. Riley, deceased, filed in Bk. 599, Pg. 598, the District Court ordered that Virgil H. Riley (aka Jack Riley) was the beneficiary of an undivided 80 acre interest in the oil, gas and other minerals under this tract of land.

Pursuant to a Journal Entry of Judgement rendered on 1/17/1995 by the Dewey County District Court in Case # CJ-95-62 (Bk 1040, Pg 543) it was decreed that the Plaintiffs (Esther Riley and Linda Riley) were each to be vested in equal shares to "an undivided 80-acre interest in the oil, gas and other minerals in and under the NW/4 of Sec. 7-19N-16W". I have assumed that the Court decree was in error regarding the number of mineral acres owned by Virgil H. Riley and Esther Riley prior to this judgement. The Patent Deed (Bk. 2, Pg. 128) for this tract reflects the actual gross acres to be 152.92. Therefore, I have reduced the number of net mineral acres to 76.46 as the rightful number of acres adjudicated by court decree and that Virgil H. Riley and Esther Riley, husband & wife as Joint Tenants w/r/o/s owned one-half of 152.92 mineral acres.

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.

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 "1/2 of an undivided 78.55 interest in the NW/4".

By Final Decree filed on 3/5/2007 in the Estate of Esther Riley, deceased, recorded 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 the sole beneficiary of "a 1/2 of an undivided 78.55 acre interest in the oil, gas and other minerals under this tract of land".

By virtue of both the title conveyances and the Journal Entry mentioned herein above it is this examiner's interpretation that there is sufficient proof of mineral ownership to assert that Linda A. Tucker, aka Linda Alene Riley, aka Linda Riley, owns defensible title to 76.46 mineral acres under this tract of minerals, but that this examination does not sufficiently prove marketable title to all mineral acres conveyed by the aforementioned documents.

This examiner recommends that all documents in this chain of title be reviewed by potential buyers prior to sale.

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.

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