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WOODWARD COUNTY, OKLAHOMA
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NOV 18 2021
DISTRICT COURT
TAMMY ROBERTS, COURT CLERK
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Wendy Dunlap - Woodward County Clerk
State of Oklahoma



IN THE DISTRICT COURT OF WOODWARD COUNTY,
STATE OF OKLAHOMA

In the Matter of the Estate of)
DARRELL C. ALLISON, Deceased.) No. PB-2016-32

**ORDER ADMITTING FOREIGN WILL TO PROBATE,
APPROVING FAMILY SETTLEMENT AGREEMENT,
AND FOR PARTIAL DISTRIBUTION**

This cause comes on for hearing on this 18th day of November, 2021, on the Amended Petition For Probate Of Foreign Will, Application For Approval Of Family Settlement Agreement and Petition For Partial Distribution filed herein, petitioner appearing by her attorneys, Billings & Billings, and no person appearing to contest said Petitions and Application. The court, having heard the evidence and being fully advised, makes the following findings of fact and conclusions of law and enters the following orders:

ORDER ADMITTING FOREIGN WILL TO PROBATE

Findings of Fact

- (1) That notice of the time and place of this hearing was given as required by law.
- (2) That the Last Will and Testament of Darrell C. Allison, deceased, was duly admitted to probate by order of the Circuit Court of the First Circuit, State of Hawaii, on the 22nd day of

December, 2015, said court being a court of competent jurisdiction, that such order is still in force and effect, that said instruments so produced are duly authenticated copies of said will and the order admitting the same to probate, and said instruments should be admitted to probate in this state as the Last Will and Testament of said deceased.

(3) That the paper propounded herein for probate as the Last Will and Testament of Darrell C. Allison, deceased, was signed, published and executed by said testator in the presence of the subscribing witnesses thereto, who thereupon at the request and in the presence of said testator and in the presence of each other affixed their signatures thereto.

(4) That at the time of executing said will the testator was of full age, of sound mind and memory, knew the nature and extent of his property and the natural objects of his bounty and was not acting under duress, menace, fraud or undue influence.

(5) That testator died September 5, 2015, a resident of Honolulu, Oahu, Hawaii, and left property situated in Woodward County, Oklahoma.

(6) The following are all of the persons who claim to be the heirs, devisees and legatees of said testator, to-wit:

Jean Ching-Pen Liang Allison, spouse;
Malcom Neil Allison, brother;
Abner Allison, nephew;
Barbara Brawner, niece;
Rex Allison, nephew, deceased, whose sole heir is Hazel Laverty;
Louis Edward Allison, nephew;
Kay Lochman, sister;
Mark L. Whiting, nephew;
David A. Whiting, nephew;
Beth Torina, niece;
Keith Lindholm, nephew;
J. Albert Lindholm, nephew;
Carl V. Lindholm, nephew;
Jean L. Raulston, niece, assignee of Kay Lochman;
Jean Ching-Pen Liang Allison, Successor Trustee of the Darrell C. Allison Revocable
Living Trust dated September 24, 2014.

(7) That the Personal Representative named in said will is legally qualified and consents to serve, and should be appointed.

Conclusions of Law

- (1) That the notice of the time and place of this hearing was given as provided by law.
- (2) That at the time said will was executed, testator possessed full testamentary capacity to make a valid will; and that said will was executed in all respects as required by law and is sufficient to pass property as therein provided.
- (3) That said instruments should be admitted to probate in this state as the Last Will and Testament of said deceased.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED BY THE COURT
as follows:

(1) That said notice of hearing and the giving thereof is hereby approved and confirmed by the court, that said authenticated copy of said will is hereby admitted to probate as the Last Will and Testament of said deceased, and that the same is hereby established as a valid will, passing both real and personal estate.

(2) That the following are all of the persons who claim to be the heirs at law, devisees and legatees of said deceased, to-wit:

- Jean Ching-Pen Liang Allison, spouse;
- Malcom Neil Allison, brother;
- Abner Allison, nephew;
- Barbara Brawner, niece;
- Rex Allison, nephew, deceased, whose sole heir is Hazel Laverty;
- Louis Edward Allison, nephew;
- Kay Lochman, sister;
- Mark L. Whiting, nephew;
- David A. Whiting, nephew;
- Beth Torina, niece;
- Keith Lindholm, nephew;

J. Albert Lindholm, nephew;
Carl V. Lindholm, nephew;
Jean L. Raulston, niece, assignee of Kay Lochman;
Jean Ching-Pen Liang Allison, Successor Trustee of the Darrell C. Allison Revocable
Living Trust dated September 24, 2014;

and that the possibility of a pretermitted child does not exist.

(3) That under and by virtue of the terms of the will of said deceased, Jean Ching-Pen Liang Allison, Successor Trustee of the Darrell C. Allison Revocable Living Trust dated September 24, 2014 is the only person or entity entitled to a distributive share in said estate.

(4) That Letters Testamentary issue to Jean Ching-Pen Liang Allison, upon her taking the oath of office required by law and that said Personal Representative shall serve without bond as provided in said will.

**ORDER APPROVING
FAMILY SETTLEMENT AGREEMENT**

That the Family Settlement Agreement, a true, correct and complete copy of which is attached hereto as Exhibit A, was fairly entered into after full disclosure of all relevant facts to all parties and that it is in the best interest of said estate and all of the heirs, devisees and legatees thereof, and that the court should approve the same and incorporate the provisions thereof into the final decree to be entered herein.

IT IS, THEREFORE, ORDERED BY THE COURT that said Family Settlement Agreement is hereby approved in its entirety and all of the provisions thereof are hereby made the order of the court effective immediately and all of the provisions thereof shall be incorporated into the final decree to be entered herein.

ORDER FOR PARTIAL DISTRIBUTION

That notice of this hearing has been given as required by law and the order of this court, that the estate of Darrell C. Allison is but little indebted, that the real and personal property hereinafter

FAMILY SETTLEMENT AGREEMENT

THIS FAMILY SETTLEMENT AGREEMENT ("Agreement") is made and executed on the latter of the signature dates below by and between JEAN CHING-PEN LIANG ALLISON, Individually and as Successor Trustee of the Darrell C. Allison Revocable Living Trust dated September 24, 2014 ("Petitioner"), and MALCOLM NEIL ALLISON, KAY LOCHMAN (a.k.a. KAY LOCHMANN), and JEAN L. RAULSTON (collectively "Respondents") (Petitioner and Respondents are each a "Party" and may be collectively referred to as the "Parties").

WITNESSETH:

WHEREAS, Darrell C. Allison died testate on September 5, 2015, survived by the following individuals as his sole and only devisees, legatees, heirs at law, and other potential claimants to his estate:

Jean Ching-Pen Liang Allison, spouse;
Jean Ching-Pen Liang Allison, Successor Trustee of the Darrell C. Allison Revocable Living Trust dated September 24, 2014;
Malcolm Neil Allison, brother;
Abner Allison, nephew (currently under the guardianship of Hazel Laverty);
Barbara Brawner, niece;
Rex Allison, nephew, deceased, whose sole heir is Hazel Laverty;
Louis Edward Allison, nephew;
Kay Lochman, a.k.a. Kay Lochmann, sister;
Mark Whiting, nephew;
David Whiting, nephew;
Beth Torina, niece;
Keith Lindholm, nephew;
Albert Lindholm, nephew;
Carl Lindholm, nephew;

WHEREAS, on June 30, 2016, Kay Lochman assigned all her right, title, and interest (if any) in the Estate of Darrell C. Allison, deceased (the "Estate"), to Jean L. Raulston;

WHEREAS, the probate of the Estate is currently pending in Case No. PB-2016-32 in the District Court of Woodward County, Oklahoma (the "Probate");

WHEREAS, disputes have arisen between Petitioner and Respondents as to the validity of the Last Will and Testament of Darrell C. Allison (the "Will"), as to whether Darrell C. Allison was validly married to Petitioner at the time of his death, and as to the respective rights and claims of Petitioner and Respondents, if any, under the Will; and

WHEREAS, in settlement of the aforementioned disputes, the Parties desire to have the property and estate of Darrell C. Allison partially distributed as set forth herein, notwithstanding any provisions of the Will to the contrary;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, and in further consideration of the covenants, promises, agreements, and premises set forth below, the Parties mutually agree as follows:

1. **Binding Effect of Recitals.** The above Recitals are incorporated into the terms of this Agreement by reference.

2. **Distribution to Petitioner.** The property set forth in Schedule 1 hereto shall be distributed to Jean Ching-Pen Liang Allison, Successor Trustee of the Darrell C. Allison Revocable Living Trust dated September 24, 2014, in fee simple and without restriction. Further, Jean Ching-Pen Liang Allison shall retain all income she has received since the death of Darrell C. Allison through and including the date of the entry of the order for partial distribution entered in the Probate. This distribution shall be made via a final, agreed order of partial distribution entered in the Probate, free and clear of all creditors' claims and administration costs, including but not limited to personal representative's fees, attorneys' fees, and all other costs and expenses. Petitioner shall file an unopposed motion—signed by counsel for Respondents—for such an order in the Probate within five (5) business days of the date of this Agreement. Petitioner shall thereafter, in due course, submit to the Court in the Probate an agreed final order of partial distribution, signed and agreed to by counsel for Respondents, for the Court's approval.

3. **Release.** In consideration of the promises and agreements set forth herein, the Parties—together with their respective heirs, successors, assigns, and any other persons acting or claiming by, through, or on behalf of any of them, including but not limited to their beneficiaries, legal or nonlegal representatives, agents, attorneys, associates, employees, and independent contractors—hereby fully release, acquit, and forever discharge each other—and all of their respective heirs successors, assigns, and other persons acting or claiming by, through, or on behalf of any of them, including but not limited to their beneficiaries, legal or nonlegal representatives, agents, attorneys, associates, employees, and independent contractors—from any and all claims, counterclaims, rights, defenses, demands, liens, costs, damages, losses, liabilities, warranties of any kind (express or implied), attorneys' fees, actions, judgments, interest, and/or causes of action whatsoever, whether direct or indirect, whether claimed or unclaimed, whether known or unknown, liquidated or unliquidated, fixed or contingent, material or immaterial, disputed or undisputed, and whether legal, statutory, or equitable in nature, that any Party may have, may ever or wherever have had, or may hereafter have against any other Party relating in any way to (a) the Estate; (b) the Probate and any matter or claim at issue therein or that could have been raised therein; (c) the Darrell C. Allison Revocable Living Trust dated September 24, 2014 (the "Trust"); and (d) all other matters relating to, arising out of, or having any connection with the Estate, the Trust, or the Probate. Respondents further release, relinquish, and waive any claim, right, title, interest in, or cause of action relating to (a) any issues, matters, claims, rights, or property of any kind involved in any way in the probate of the Estate of Darrell C. Allison, deceased, in Hawaii; and/or (b) any issues, matters, claims, rights, or causes of action against Petitioner relating to or arising in any way out of the Trust and/or the probate of the Estate of Darrell C. Allison in Hawaii.

4. **Remainder of the Estate.** The remaining property belonging to the Estate as of the date of this Agreement, as set forth in Schedule 2 hereto, shall remain with such Estate to be distributed by further order of the Court in the Probate. This agreement is not a determination of who should be the successor personal representative or administrator of the remaining Estate after Petitioner, nor who is or is not an heir at law, nor whether an assignment of interest in the remaining Estate is valid, nor how the remaining property in the Estate is to be distributed or allocated. The parties understand that those issues will be determined later in the remaining estate procedure. Any and all remaining aspects of the Probate shall be handled by such person, other than Petitioner, as the Court appoints to serve as personal representative or administrator of the Estate, subject only to the provisions of paragraph 7 below.

5. **Court Approval a Condition Precedent.** The Parties agree and acknowledge that (a) the Court's approval of this Agreement in its entirety, and (b) the Court's entry of the agreed final order of partial distribution described in paragraph 2 above are each conditions precedent to the enforceability of any part of this Agreement. The Parties agree to cooperate fully to secure the satisfaction of both of these conditions precedent.

6. **Further Documents.** Each Party agrees to execute any and all further documents and instruments as may be necessary to confirm and/or implement the terms of this Agreement.

7. **Procedure.** To implement the terms of this Agreement, the Parties hereby agree to the following procedure:

(a) the Will shall be admitted to probate in its entirety;

(b) Petitioner shall be found to be the surviving lawful spouse of Darrell C. Allison, deceased;

(c) Petitioner shall be appointed Personal Representative of the Estate without bond;

(d) Petitioner shall submit to the Court in the Probate all documents necessary to effectuate the terms of this Agreement, including but not limited to the partial distribution of property set forth in paragraph 2 above;

(e) with regard to the petition for partial distribution described above, the Parties shall each waive, in writing, the three-month period after issuance of letters testamentary set forth in 58 O.S. § 621; and

(f) within 45 days after completion of the foregoing and completion of all steps necessary to implement the terms of this Agreement—including but not limited to the final approval of the Amended Petition For Probate, the Application For Approval Of Family Settlement Agreement, and the Petition For Partial Distribution by the Court in the Probate, which order for partial distribution shall not require the posting of a bond by Petitioner in any capacity whatsoever, including as personal representative—Petitioner shall take the following actions:

(i) resign as Personal Representative of the Estate;

(ii) waive any claim for a personal representative's fee and any share in the property listed on Schedule 2 (but not as to any after-discovered property of the Estate, all of which after-discovered property, if any, shall be distributed to Petitioner); and

(iii) participate no further in the administration of said Estate; provided, however, that Petitioner shall be entitled to review and approve of the final decree entered in the Probate prior to its submission to the Court; and provided further that such final decree shall expressly confirm the Court's prior approval of this Agreement and the order of partial distribution in favor of Petitioner.

In addition to the agreement set forth in paragraph 6 above, and to the fullest extent possible, Respondents agree to present no objections, countermotions, appeals, or other obstacles whatsoever to Petitioner's prompt completion of all steps necessary implement the terms of this Agreement in the Probate. If Respondents, individually or in any combination, should object, oppose, appeal, or in any way hinder Petitioner's implementation of the terms of this Agreement, such Respondents shall forfeit any and all right, title, or interest they may have in the Estate.

8. **Non-Waiver.** Except as otherwise specifically provided herein, any forbearance by any Party hereto from exercising any right or remedy hereunder or otherwise afforded by law shall not be a waiver of or preclude the exercise of such right or remedy thereafter.

9. **Binding Effect of Terms.** The terms of this Agreement shall be binding upon the Parties and their respective heirs, successors, and assigns, and shall inure to the benefit of the Parties and their respective heirs, successors, and assigns.

10. **Governing Law.** This Agreement shall be governed by, interpreted, and construed in accordance with the laws of the State of Oklahoma. The exclusive forum for all actions related in any way to this Agreement or the matters addressed herein shall be the District Court of Woodward County, Oklahoma.

11. **No Representations as to Tax Consequences.** The Parties understand and agree that no Party has made any representations or warranties as to the tax consequences of this Agreement or any distribution of property hereunder. No Party shall have any duty to defend, indemnify, or hold harmless any other Party against any tax claim, penalty, or assessment in connection with this Agreement or any distribution of property hereunder.

12. **Merger and Integration.** This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. There are no other agreements, promises, representations, or understandings as to the matters addressed herein. The Parties agree that (a) there were no inducements or representations leading to the execution of this

Agreement except as herein contained; and (b) this Agreement may not be altered, changed, modified, or amended except by written agreement signed by all Parties.

13. **Authority to Execute Agreement.** The Parties warrant that they are fully empowered and authorized to execute this Agreement and that the person signing on behalf of each Party is fully authorized to do so.

14. **Enforcement.** In any suit or action to enforce any provision of this Agreement or for the breach thereof, the prevailing Party in such suit shall be awarded reasonable attorneys' fees to be set by the court in such suit or action.

15. **Severability.** If any provision or provisions contained herein shall be held to contravene or to be invalid under applicable law, such contravention or invalidity shall not invalidate the whole Agreement. Instead, the Agreement shall be construed as not containing the particular provision or provisions held to be invalid, and the rights and obligations of the Parties shall be construed and enforced accordingly.

16. **Joint Preparation.** The Parties acknowledge that they have jointly prepared this Agreement, such that no provision hereof shall be presumptively construed against any Party as the drafter of this Agreement.

17. **Counterparts.** This Agreement may be executed in any number of counterparts and such counterparts may, at the option of the executing party, be delivered by facsimile or by e-mail, each of which shall be deemed to be an original but all of which shall constitute one and the same document.

IN WITNESS WHEREOF, the Parties have executed this Agreement, indicating their approval and consent to the same, as of the dates set forth below.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]
[SIGNATURE PAGES TO FOLLOW.]

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

PETITIONER'S SIGNATURE PAGE TO FAMILY SETTLEMENT AGREEMENT

PETITIONER



Date: October 15, 2021

Joan Ching-Pen Liang Allison, Individually and as
Successor Trustee of the Darrell C. Allison Revocable
Living Trust Dated September 24, 2014

ACKNOWLEDGMENT

STATE OF OKLAHOMA,)

COUNTY OF WOODWARD.)

ss.

On this 15th day of October, 2021, before me personally appeared
JEAN CHING-PBN LIANG ALLISON, Individually and as Successor Trustee of the Darrell C.
Allison Revocable Living Trust Dated September 24, 2014, to me known to be the person
described in and who executed the foregoing instrument, and acknowledged that she executed
the same as her free act and deed.



Linda J. Finster
Notary Public

Print Name: Linda J. Finster

My commission expires: August 1, 2023
Commission No. 99010452

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

RESPONDENTS' SIGNATURE PAGES TO FAMILY SETTLEMENT AGREEMENT

Malcolm Neil Allison Date: 27 Oct 21
Malcolm

ACKNOWLEDGMENT

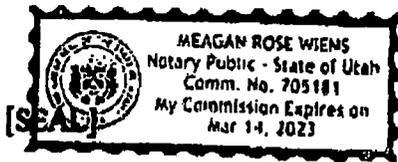
(Utah)

STATE OF UTAH)

COUNTY OF Washington) ss.

On this 27th day of October, in the year 2021, before me, a notary public, personally appeared **MALCOLM NEIL ALLISON**, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledge he executed the same.

Witness my hand and official seal.



Meagan Wiens
Notary Public

Print Name: Meagan Wiens

My commission expires: March 14, 2023

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

RESPONDENTS' SIGNATURE PAGES TO FAMILY SETTLEMENT AGREEMENT

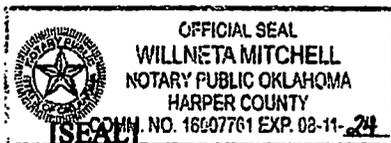
Kay Lochman Date: 10-29-21
Kay Lochman (a.k.a. Kay Lochmann)

**ACKNOWLEDGMENT
(Oklahoma)**

STATE OF OKLAHOMA,)
) ss.
COUNTY OF ELLIS)

Before me, a Notary Public in and for said County and State, on this 29th day of October, 2021, personally appeared KAY LOCHMAN, a.k.a. KAY LOCHMANN, to me known to be the identical person who executed the within and foregoing Family Settlement Agreement, and acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.



Willneta Mitchell
Notary Public

My commission expires: 8-11-2024

Commission No. 16007761

Surface:

Woodward County:

Purchase Price

Tract 1

All of Section 33, Township 21 North, Range 22 WIM, Woodward County, Oklahoma, containing 640 acres, more or less, less and except all of the oil, gas and other minerals in and under said land (2-15-05; Documentary Stamps \$480.00; County Assessor value: \$65,141.00) . . . \$ 320,000.00

Tract 2

Lots 1, 2, 3, 4 and 5 and the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) and the South Half of the Northeast Quarter (S/2 NE/4) of Section 6, Township 20 North, Range 22 WIM, Woodward County, Oklahoma, containing 323.32 acres, more or less, according to the U.S. Government Survey thereof, less and except all of the oil, gas and other minerals in and under said land (1-10-05; Documentary Stamps \$261.00; County Assessor value: \$29,223.00) . . . \$ 174,000.00

Tract 3

Lots 3 and 4 and the South Half of the Northwest Quarter (S/2 NW/4) of Section 5, Township 20 North, Range 22 WIM, Woodward County, Oklahoma, containing 168.59 acres, more or less, according to the Government Survey thereof, less and except all of the oil, gas and other minerals in and under said land (5-5-05; Documentary Stamps \$101.25; County Assessor value: \$15,897.00) . . . \$ 67,500.00

Tract 4

The Southwest Quarter (SW/4); and the West Half of the Southeast Quarter (W/2 SE/4); and the Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section 5, Township 20 North, Range 22, WIM, Woodward County, Oklahoma, containing 280 acres, more or less, according to the U.S. Government Survey thereof, less and except all of the oil, gas and other minerals in and under said land (4-30-09; Documentary Stamps \$337.50; County Assessor value: \$29,205.00) . . . \$ 225,000.00

Tract 5

Lots 1 and 2 of Section 5, Township 20 North, Range 22 WIM, Woodward County, Oklahoma, less and except all of the oil, gas and other minerals in and under said land (1-10-05; Documentary Stamps \$61.50; County Assessor value: \$9,062.00) . . . \$ 41,000.00

VIEW ADDITIONAL LAND RECORDS AT
OKCOUNTYRECORDS.COM

Purchase Price

Tract 6

Lots 3 and 4; and the Southwest Quarter of the Northwest Quarter (SW/4 N W/4); and the West Half of the Southwest Quarter (W/2 SW/4); and the North 36.42 acres of the Southeast Quarter of the Northwest Quarter (SE/4 NW/4) of Section 4, Township 20 North, Range 22 WIM, Woodward County, Oklahoma, containing 243.03 acres, more or less, less and except all of the oil, gas and other minerals in and under said land (3-4-05; Documentary Stamps \$187.50; County Assessor value: \$22,330.00)\$ 125,000.00

Tract 7

South Half of the Northeast Quarter (S/2 NE/4) of Section 5, Township 20 North, Range 22 WIM, Woodward County, Oklahoma, less and except all of the oil, gas and other minerals in and under said land (1-10-05; Documentary Stamps \$64.50; County Assessor value: \$8,765.00)\$ 43,000.00

Sub-Total for Woodward County surface \$ 995,500.00

Harper County:

Tract 11

The South Half (S 1/2) of Section 33, Township 26 North, Range 20 W.I.M., Harper County, Oklahoma, containing 320 acres, more or less, less and except all of the oil, gas and other minerals in and under said land (12-5-02; Documentary Stamps \$96.00; County Assessor value: \$57,864.00)\$ 64,000.00

Tract 12

The South Half of the North Half (S 1/2 N 1/2); and the North Half of the Southwest Quarter (N 1/2 SW 1/4); and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 34, Township 26 North, Range 20 W.I.M., Harper County, Oklahoma, containing 280 acres, more or less, less and except an undivided 1/2 interest in and to all of the oil, gas and other minerals in and under said land (11-21-13; Documentary Stamps \$531.75; County Assessor value: \$24,224.00) (surface and minerals)\$ 354,500.00

Sub-Total for Harper County surface \$ 418,500.00

Total for all surface \$ 1,414,000.00

Purchase Price

**Minerals:
Woodward County:**

Tract 35

An undivided 1/8th interest in and to all of the oil, gas and other minerals in and under the SW 1/4 of Section 27, Township 22 North, Range 22 W.I.M. (20 net mineral acres) (7-6-73; Documentary Stamps \$3.30)\$ 3,000.00

Sub-Total for Woodward County minerals\$ 3,000.00

Dewey County:

Tract 32

An undivided 1/14th interest in and to all of the oil, gas and other minerals in and under the SW/4 of Section 12, Township 18 North, Range 16 W.I.M., Dewey County, Oklahoma (11.4285 net mineral acres) (9-14-05, 11-9-05, 5-16-06; Documentary Stamps \$1.50)\$ 1,000.00

Sub-Total for Dewey County minerals\$ 1,000.00

Total for all minerals\$ 4,000.00

Total of all surface and minerals\$ 1,418,000.00

Surface:

Woodward County:

Purchase Price

Tract 8

An undivided 3/4ths interest in and to Lots 5 and 6 in Block 13,
 Laune's Addition to the City of Woodward, Woodward County,
 Oklahoma (1-27-83, 1-5-90, 5-15-15; Documentary Stamps \$0.00;
 County Assessor value: \$13,720.00)

\$ 20,000.00

Tract 9

A tract of land situated in the Southwest Quarter (SW/4) of Section 24
 in Township 23 North, Range 21 West of the Indian Meridian,
 Woodward County, Oklahoma, being described as follows: Beginning
 on the Section line between Sections 23 and 24 at the Northwest corner
 of the Southwest Quarter of said Section 24, thence running East a
 distance of 42 rods; thence South a distance of 160 rods, thence West a
 distance of 42 rods, thence North a distance of 160 rods to the point of
 beginning, and containing 42 acres, less and except all of the oil, gas
 and other minerals in and under said land (12-23-82, 6-12-91; Sheriff's
 Deed price; County Assessor value: \$4,428.00)

\$ 65,000.00

Sub-Total for Woodward County surface \$ 85,000.00

Ellis County:

Tract 10

The North 100.51 acres of the Northeast Quarter (NE/4) of Section 1,
 Township 20 North, Range 23 WIM, Ellis County, Oklahoma;

also described as:

Lots 1 and 2 and the North 11.71 acres of the South Half of the
 Northeast Quarter (S/2 NE/4) of Section 1, Township 20 North, Range
 23 WIM, Ellis County, Oklahoma, less and except all of the oil, gas and
 other minerals in and under said land (8-23-11; Documentary Stamps
 \$157.00; County Assessor value: \$11,679.00)

\$ 105,000.00

Sub-Total for Ellis County surface \$ 105,000.00

Total for all surface \$ 190,000.00

**Minerals:
Woodward County:**

Tract 13

An undivided 3/16ths interest in and to all of the oil, gas and other minerals in and under a tract of land situated in the Southwest Quarter (SW/4) of Section 24 in Township 23 North, Range 21 West of the Indian Meridian, Woodward County, Oklahoma, being described as follows: Beginning on the Section line between Sections 23 and 24 at the Northwest corner of the Southwest Quarter of said Section 24, thence running East a distance of 42 rods; thence South a distance of 160 rods, thence West a distance of 42 rods, thence North a distance of 160 rods to the point of beginning, and containing 42 acres (\$500.00 per acre) \$ 21,000.00

Tract 14

An undivided 1/2 interest in and to all of the oil, gas and other minerals in and under Lot One (1), and all of the oil, gas and other minerals in and under the Southeast Quarter of the Northeast Quarter (SE/4 NE/4) and the East Half of the Southeast Quarter (E/2 SE/4) of Section Three (3), Township Twenty Two (22) North, Range Twenty (20) W.I.M., Woodward County, Oklahoma (7-25-03; Documentary Stamps \$24.00) \$ 16,000.00

Tract 15

An undivided 5/18ths interest in and to all of the oil, gas and other minerals in and under Lots 1 & 2, the S/2 NE/4 and the E/2 SE/4 of Section 3, Township 24N, Range 21WIM, Woodward County, Oklahoma (71.525 net mineral acres) (3-17-04, 10-8-04; Documentary Stamps \$12.75) \$ 8,500.00

Tract 16

An undivided one-half interest in and to all of the oil, gas and other minerals in and under the Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section Ten (10), Township Twenty-one (21) North, Range Twenty-two (22) West of the Indian Meridian, Woodward County, Oklahoma (5-14-13; Documentary Stamps \$13.50) \$ 9,000.00

Tract 17

A 9.35 net mineral interest, including oil, gas and other minerals in and under the S/2 NE/4 of Section 31, Township 20 North, Range 21 W.I.M., Woodward County, Oklahoma (10-14-13, 2-21-14; Documentary Stamps \$21.00) \$ 14,000.00

Tract 18

All of the oil, gas and other minerals in and under the Southwest Quarter (SW/4) of Section Thirty-three (33) in Township Twenty-two (22) North, of Range Seventeen (17) West of the Indian Meridian, Woodward County, Oklahoma, containing 160 acres, more or less, according to the U.S. Government Survey thereof (2-6-04; Documentary Stamps \$25.50) \$ 17,000.00

Purchase Price

Tract 19

An undivided 11.4285 net mineral acre interest in and to all of the oil, gas and other minerals in and under the NE/4 of Section 12, Township 21 North, Range 22 WIM, Woodward County, Oklahoma (5-16-06; Documentary Stamps \$1.50)\$ 1,000.00

Tract 20

An undivided 1/14 interest in and to all of the oil, gas and other minerals in and under the NE/4 of Section 12, Township 21 North, Range 22 WIM, Woodward County, Oklahoma (3.5015a) (10-27-05; Documentary Stamps \$0.75)\$ 500.00

Tract 21

All of the oil, gas and other minerals in and under the SW 1/4 of SE 1/4, Section 3, and the NW 1/4 of NE 1/4, Section 10, Township 24 North, Range 21 W.I.M., Woodward County, Oklahoma (80 net mineral acres) (\$500.00 per acre)\$ 40,000.00

Tract 22

All of the oil, gas and other minerals in and under Lots 3 & 4 and an undivided 1/2 interest in and to all of the oil, gas and other minerals in and under the SW/4 NW/4 of Section 5, Township 21 North, Range 18 WIM;
 and
 An undivided 1/2 interest in and to all of the oil, gas and other minerals in and under the S/2 SE/4 and the E/2 SW/4 of Section 31, Township 22 North, Range 18 WIM;
 and
 An undivided 1/2 interest in and to all of the oil, gas and other minerals in and under the S/2 SW/4 of Section 32, Township 22 North, Range 18 WIM, all in Woodward County, Oklahoma
 containing 357.67 acres, more or less (10-19-95, 10-22-95 and 10-24-95; Documentary Stamps \$27.00)\$ 18,000.00

Tract 23

An undivided 14.93 acre interest in and to all of the oil, gas and other minerals in and under the NE 1/4 of Section 12, Township 22 North, Range 21 W.I.M., less a tract of land in the Northeast corner of said Northeast Quarter above described, 50' square, containing 159.43 acres, more or less (12-19-02; Documentary Stamps \$3.00 less 8-22-03; Documentary Stamps \$0.75 equals Documentary Stamps of \$2.25)\$ 1,500.00

VIEW ADDITIONAL LAND RECORDS AT
 Sub-Total for Woodward County minerals\$ 146,500.00



Purchase Price

Harper County:

Tract 24

An undivided 5/18ths interest in and to all of the oil, gas and other minerals in and under Lots 1 and 2 and N/2 NE/4 and NE/4 NW/4 and Lot 3 and SE/4 NW/4 and SW/4 NE/4 and NE/4 SW/4 and NW/4 SE/4 of Section 19, Township 25 North, Range 20 West, Harper County, Oklahoma, and containing 403.69 acres (112.14 net mineral acres),

and

An undivided 1/4th interest in and to all of the oil, gas and other minerals in and under Lot 4 (a/k/a SW/4 SW/4) and SW/4 SE/4 and SE/4 SW/4 of Section 19, Township 25 North, Range 20 West, Harper County, Oklahoma, and containing 121.01 acres, more or less (30.25 net mineral acres)

and

An undivided 5/18ths interest in and to all of the oil, gas and other minerals in and under the NW/4 NW/4 of Section 20, Township 25 North, Range 20 W.I.M., Harper County, Oklahoma, and containing 40.00 acres, more or less (9.7222 net mineral acres)

and

An undivided 1/4th interest in and to all of the oil, gas and other minerals in and under the N/2, also described as the NE/4 and E/2 NW/4 and Lots 1 and 2 of Section 30, Township 25 North, Range 20 W.I.M., Harper County, Oklahoma, and containing 320.84 acres, more or less (80.21 net mineral acres)

and

An undivided 5/18ths interest in and to all of the oil, gas and other minerals in and under Lots 2, 3 and 4 and the E/2 SW/4 of Section 31, Township 25 North, Range 20 W.I.M., Harper County, Oklahoma, and containing 198.65 acres, more or less (55.1805 net mineral interests) (3-17-04; Documentary Stamps \$24.00; 12-8-04, Documentary Stamps \$27.75

\$ 34,500.00

Tract 25

All of the oil, gas and other minerals in and under the E 1/2 NE/4 of Section 36, Township 25 North, Range 21 W.I.M., Harper County, Oklahoma, and containing 80.00 acres, more or less (80 mineral acres) (10-19-05;

Documentary Stamps \$13.50)

\$ 9,000.00

Tract 26

All of the oil, gas and other minerals in and under the W 1/2 NE/4 of Section 36, Township 25 North, Range 21 W.I.M., Harper County, Oklahoma, and containing 80.00 acres, more or less (80 mineral acres) (11-18-02; Documentary Stamps \$10.50)

\$ 7,000.00

Sub-Total for Harper County minerals \$ 50,500.00

OKCOUNTYRECORDS.COM

Ellis County:

Tract 27

All of the oil, gas and other minerals in and under the E/2 NW/4 of Section 28, Township 18 North, Range 26 W.I.M., Ellis County, Oklahoma (1-9-04; Documentary Stamps \$30.00) \$ 20,000.00

Tract 28

An undivided 3.75 net acre interest in and to all of the oil, gas and other minerals in and under the E/2 NW/4 and NE/4 SW/4 of Section 10, Township 16 North, Range 23 W.I.M.; and an undivided 2.2225 net acre interest in and to all of the oil, gas and other minerals in and under the SW/4 NE/4, the N/2 NW/4, the SE/4 NW/4, the E/2 SW/4 and the W/2 SE/4 of Section 32, Township 17 North, Range 22 W.I.M.; all in Ellis County, Oklahoma (3-18-15; Documentary Stamps \$0.00) \$ 500.00

Tract 29

An undivided 5.415 net acre interest in and to all of the oil, gas and other minerals in and under the NE/4 and the SE/4 a/d/a E/2, of Section 9, Township 19 North, Range 25 W.I.M.; an undivided 1.111 net acre interest in and to all of the oil, gas and other minerals in and under the S/2 SE/4, of Section 20, Township 19 North, Range 26 W.I.M.; and an undivided 4.8575 net acre interest in and to all of the oil, gas and other minerals in and under the E/2 NE/4 and the W/2 NE/4 a/d/a NE/4 and E/2 NW/4, of Section 29, Township 19 North, Range 26 W.I.M.; all in Ellis County, Oklahoma (3-18-15; Documentary Stamps \$0.00) \$ 500.00

Tract 30

An undivided 11.44 net mineral acres interest in and to the oil, gas, and other minerals and mineral rights that may be produced in and under Lots One (1), Two (2), Three (3) and Four (4) and the South Half of the Northeast Quarter (S/2 NE/4) and the South Half of the Northwest Quarter (S/2 NW/4) of Section Two (2), Township Nineteen (19) North, Range Twenty-Two (22) W.I.M., Ellis County, Oklahoma (10-3-13, 2-21-04; Documentary Stamps \$34.50) \$ 23,000.00

VIEW ADDITIONAL LAND RECORDS AT

Sub-Total for Ellis County minerals \$ 44,000.00

Dewey County:

Tract 31

An undivided 1/56th interest in and to all of the oil, gas and other minerals in and under the SW/4 of Section 11, Township 18 North, Range 19 W.I.M., Dewey County, Oklahoma (2.85714 net mineral acres) (12-13-05; Documentary Stamps \$.75) \$ 500.00

Tract 33

An undivided 1/168th interest in and to all of the oil, gas and other minerals in and under the NE/4 of Section 24, Township 18 North, Range 19 W.I.M., Dewey County, Oklahoma (.95238 net mineral acres) (12-13-05; Documentary Stamps \$.75) \$ 500.00

Tract 34

An undivided 1.43517 net mineral acres interest in and to all of the oil, gas and other minerals in and under Lot 3 and the NE/4 SW/4 of Section 30, Township 17 North, Range 18 W.I.M., Dewey County, Oklahoma (5-6-06; Documentary Stamps \$.75) . \$ 500.00

Sub-Total for Dewey County minerals \$ 1,500.00

Total for all minerals \$ 242,500.00

Total of all surface and minerals \$ 432,500.00