

KANSAS CORPORATION COMMISSION
OIL & GAS CONSERVATION DIVISION

Form T-1
April 2019
Form must be Typed
Form must be Signed
All blanks must be Filled

REQUEST FOR CHANGE OF OPERATOR
TRANSFER OF INJECTION OR SURFACE PIT PERMIT

Form KSONA-1, Certification of Compliance with the Kansas Surface Owner Notification Act,
MUST be submitted with this form.

Check applicable boxes:

- Oil Lease: No. of Oil Wells _____ **
- Gas Lease: No. of Gas Wells _____ **
- Gas Gathering System: _____
- Saltwater Disposal Well - Permit No.: _____
Spot Location: _____ feet from N / S Line
_____ feet from E / W Line
- Enhanced Recovery Project Permit No.: _____
Entire Project: Yes No
Number of Injection Wells _____ **

Field Name: _____

**** Side Two Must Be Completed.**

Effective Date of Transfer: _____

KS Dept of Revenue Lease No.: _____

Lease Name: _____

____ - ____ - ____ - ____ Sec. ____ Twp. ____ R. ____ E W

Legal Description of Lease: _____

County: _____

Production Zone(s): _____

Injection Zone(s): _____

Surface Pit Permit No.: _____
(API No. if Drill Pit, WO or Haul)

_____ feet from N / S Line of Section

_____ feet from E / W Line of Section

Type of Pit: Emergency Burn Settling Haul-Off Workover Drilling

Past Operator's License No. _____

Contact Person: _____

Past Operator's Name & Address: _____

Phone: _____

Title: _____

Date: _____

Signature: _____

New Operator's License No. _____

Contact Person: _____

New Operator's Name & Address: _____

Phone: _____

New Operator's Email: _____

Oil / Gas Purchaser: _____

Date: _____

Title: _____

Signature: _____

Acknowledgment of Transfer: The above request for transfer of injection authorization, surface pit permit # _____ has been noted, approved and duly recorded in the records of the Kansas Corporation Commission. This acknowledgment of transfer pertains to Kansas Corporation Commission records only and does not convey any ownership interest in the above injection well(s) or pit permit.

_____ is acknowledged as
the new operator and may continue to inject fluids as authorized by

Permit No.: _____ . Recommended action: _____

Date: _____

Authorized Signature

_____ is acknowledged as
the new operator of the above named lease containing the surface pit

permitted by No.: _____ .

Date: _____

Authorized Signature

DISTRICT _____ EPR _____ PRODUCTION _____ UIC _____

KANSAS CORPORATION COMMISSION
OIL & GAS CONSERVATION DIVISION

Form KSONA-1

July 2021

Form Must Be Typed

Form must be Signed

All blanks must be Filled

**CERTIFICATION OF COMPLIANCE WITH THE
KANSAS SURFACE OWNER NOTIFICATION ACT**

This form must be submitted with all Forms C-1 (Notice of Intent to Drill); CB-1 (Cathodic Protection Borehole Intent); T-1 (Request for Change of Operator Transfer of Injection or Surface Pit Permit); and CP-1 (Well Plugging Application). Any such form submitted without an accompanying Form KSONA-1 will be returned.

Select the corresponding form being filed: C-1 (Intent) CB-1 (Cathodic Protection Borehole Intent) T-1 (Transfer) CP-1 (Plugging Application)

OPERATOR: License # _____

Name: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____ + _____

Contact Person: _____

Phone: (_____) _____ Fax: (_____) _____

Email Address: _____

Well Location:

____ - ____ - ____ - ____ Sec. ____ Twp. ____ S. R. ____ East West

County: _____

Lease Name: _____ Well #: _____

If filing a Form T-1 for multiple wells on a lease, enter the legal description of the lease below:

Surface Owner Information:

Name: _____

Address 1: _____

Address 2: _____

City: _____ State: _____ Zip: _____ + _____

When filing a Form T-1 involving multiple surface owners, attach an additional sheet listing all of the information to the left for each surface owner. Surface owner information can be found in the records of the register of deeds for the county, and in the real estate property tax records of the county treasurer.

If this form is being submitted with a Form C-1 (Intent) or CB-1 (Cathodic Protection Borehole Intent), you must supply the surface owners and the KCC with a plat showing the predicted locations of lease roads, tank batteries, pipelines, and electrical lines. The locations shown on the plat are preliminary non-binding estimates. The locations may be entered on the Form C-1 plat, Form CB-1 plat, or a separate plat may be submitted.

Select one of the following:

- I certify that, pursuant to the Kansas Surface Owner Notice Act (see Chapter 55 of the Kansas Statutes Annotated), I have provided the following to the surface owner(s) of the land upon which the subject well is or will be located: 1) a copy of the Form C-1, Form CB-1, Form T-1, or Form CP-1 that I am filing in connection with this form; 2) if the form being filed is a Form C-1 or Form CB-1, the plat(s) required by this form; and 3) my operator name, address, phone number, fax, and email address.
- I have not provided this information to the surface owner(s). I acknowledge that, because I have not provided this information, the KCC will be required to send this information to the surface owner(s). To mitigate the additional cost of the KCC performing this task, I acknowledge that I must provide the name and address of the surface owner by filling out the top section of this form and that I am being charged a \$30.00 handling fee, payable to the KCC, which is enclosed with this form.

If choosing the second option, submit payment of the \$30.00 handling fee with this form. If the fee is not received with this form, the KSONA-1 form and the associated Form C-1, Form CB-1, Form T-1, or Form CP-1 will be returned.

I hereby certify that the statements made herein are true and correct to the best of my knowledge and belief.

Date: _____ Signature of Operator or Agent: _____ Title: _____

ASSIGNMENT OF OIL AND GAS LEASES AND BILL OF SALE

STATE OF KANSAS §
 §
COUNTY OF KINGMAN §

KNOW ALL MEN BY THESE PRESENTS:

THIS ASSIGNMENT OF OIL AND GAS AND BILL OF SALE is dated this 1st day of April, 2022 and effective as of April 1, 2022.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **EDISON OPERATING COMPANY, LLC**, a Kansas limited liability company; **GRANITE INVESTMENTS, LLC**, a Kansas limited liability company; **ERIE PARTNERS I, LLC**, a Colorado limited liability company, as Assignors, hereby sells, assigns, and transfers to **SOKAN OPERATING, LLC**, a Kansas limited liability company, as Assignee, all of its right, title, and interest in and to the Oil and Gas Leases and wells in described on Exhibit 'A' attached hereto and made a part here of, together with all equipment and rights incident thereto or used or obtained in connection with the development and operation thereof.

EXHIBIT 'A'

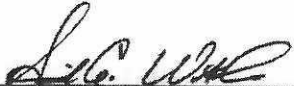
To have and to hold unto Assignee, its successors and assigns, forever. This assignment is made without covenants of warranty of title, either express or implied, but is made with full substitution and subrogation of Assignee in and to all covenants and warranties by others heretofore given or made in respect of the interests assigned hereunder. Assignee accepts the Oil and Gas Leases and all wells, equipment, and other property in their present condition, "as is," and Assignor disclaims all warranties, express and implied, including warranties of fitness and merchantability.

Assignor's share of all petroleum hydrocarbons held in the tanks as of the Effective Date shall remain the property of the Assignor. Assignee shall pay Assignor for the value of such hydrocarbons based on the average price received for such hydrocarbons for the month preceding the Effective Date. The prevailing party on any action brought to enforce this provision shall be entitled to recover legal fees and costs.

Assignee assumes all obligations and responsibilities under the aforementioned oil and gas leases and all legal and regulatory obligations and responsibilities with respect to operations, including the plugging of wells, and will cause the transfer of operations to Assignee on the records of the KCC.

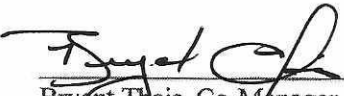
IN WITNESS WHEREOF, the parties have executed this Assignment the year and date set forth in the acknowledgements below, but effective as of the Effective Date.

EDISON OPERATING COMPANY, LLC



David G. Withrow, Managing Partner
Assignor

SOKAN OPERATING, LLC



Bryant Theis, Co-Manager
Assignee

EXHIBIT 'A' - LEASES

Attached to and made a part of that certain Assignment of Oil and Gas Leases and Bill of Sale dated April 1, 2022 by and among Edison Operating Company, LLC, Granite Investments, LLC, Erie Partners I, LLC and Sokan Operating, LLC

LESSOR	LESSEE	LEASE	SEC	TWN	RGE	QTR	LOT	COUNTY	ST	BOOK	PAGE	WELL
PETER BOHRER	ELMER M OAK	6/3/54	35	29S	09W	NW, SW		KINGMAN	KS	68	225	BOHRER A 1-35
LOUISE A SULT-SMART, ET AL	OAK, ELMER M	6/17/54	35	29S	09W	W2 NE		KINGMAN	KS	68	328	BOHRER A 2-35
WRIGHT, WILLIAM V AND GRACE	OAK, ELMER M	6/5/54	35	29S	09W	SE, SE NE		KINGMAN	KS	68	289	WRIGHT B 1-35
WRIGHT, WILLIAM V AND GRACE	OAK, ELMER M	6/5/54	2	30S	09W	NE NE		KINGMAN	KS	68	289	WRIGHT B 2-35
JACK J. BERTHOLF, ET AL.	OAK, ELMER M	12/3/52	3	30S	08W	S2 SW, NE SW		KINGMAN	KS	65	319	
EARL C BERTHOLF, ET UX	ELMER M OAK	12/3/52	3	30S	08W	S2 NW	3,4	KINGMAN	KS	65	245	BERTHOLF A 1-4
JACK J. BERTHOLF, ET AL.	OAK, ELMER M	12/3/52	4	30S	08W	N2 NE		KINGMAN	KS	65	319	
LILLIE B JOHNSON	ELMER M OAK	6/27/56	11	30S	08W	NE, SW		KINGMAN	KS	76	155	
LLOYD E FAIRBROTHER	WILLIAM F KIRK	12/20/49	11	30S	08W	NE, SE, SW		KINGMAN	KS	MS 61	413	FAIRBROTHER A 1-11
LLOYD E FAIRBROTHER	WILLIAM F KIRK	12/20/49	11	30S	08W	NE, SE, SW		KINGMAN	KS	MS 61	413	

EXHIBIT 'A' - WELLS

	WELL	API	SEC	TWN	RGE	COUNTY	ST	WI	NRI
1	BOHRER A 1-35	15-095-00749	35	29S	09W	KINGMAN	KS	1.00000000	0.87500000
2	BOHRER A 2-35	15-095-20740	35	29S	09W	KINGMAN	KS	1.00000000	0.87500000
3	WRIGHT B 1-35	15-095-00425	35	29S	09W	KINGMAN	KS	1.00000000	0.87500000
4	WRIGHT B 2-35	15-095-19020	35	29S	09W	KINGMAN	KS	1.00000000	0.87500000
5	BERTHOLF A 1-4	15-095-00871	4	30S	08W	KINGMAN	KS	0.50000000	0.43750044
6	FAIRBROTHER A 1-11	15-095-00773	11	30S	08W	KINGMAN	KS	1.00000000	0.87500000

ASSIGNMENT OF OIL AND GAS LEASES AND BILL OF SALE

STATE OF KANSAS §
 §
COUNTY OF HARPER §

KNOW ALL MEN BY THESE PRESENTS:

THIS ASSIGNMENT OF OIL AND GAS AND BILL OF SALE is dated this 1st day of April, 2022 and effective as of April 1, 2022.

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **EDISON OPERATING COMPANY, LLC**, a Kansas limited liability company; **GRANITE INVESTMENTS, LLC**, a Kansas limited liability company; **ERIE PARTNERS I, LLC**, a Colorado limited liability company, as Assignors, hereby sells, assigns, and transfers to **SOKAN OPERATING, LLC**, a Kansas limited liability company, as Assignee, all of its right, title, and interest in and to the Oil and Gas Leases and wells in described on Exhibit 'A' attached hereto and made a part here of, together with all equipment and rights incident thereto or used or obtained in connection with the development and operation thereof.

EXHIBIT 'A'

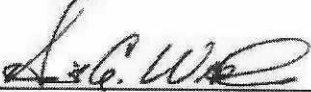
To have and to hold unto Assignee, its successors and assigns, forever. This assignment is made without covenants of warranty of title, either express or implied, but is made with full substitution and subrogation of Assignee in and to all covenants and warranties by others heretofore given or made in respect of the interests assigned hereunder. Assignee accepts the Oil and Gas Leases and all wells, equipment, and other property in their present condition, "as is," and Assignor disclaims all warranties, express and implied, including warranties of fitness and merchantability.

Assignor's share of all petroleum hydrocarbons held in the tanks as of the Effective Date shall remain the property of the Assignor. Assignee shall pay Assignor for the value of such hydrocarbons based on the average price received for such hydrocarbons for the month preceding the Effective Date. The prevailing party on any action brought to enforce this provision shall be entitled to recover legal fees and costs.

Assignee assumes all obligations and responsibilities under the aforementioned oil and gas leases and all legal and regulatory obligations and responsibilities with respect to operations, including the plugging of wells, and will cause the transfer of operations to Assignee on the records of the KCC.

IN WITNESS WHEREOF, the parties have executed this Assignment the year and date set forth in the acknowledgements below, but effective as of the Effective Date.

EDISON OPERATING COMPANY, LLC



David G. Withrow, Managing Partner
Assignor

SOKAN OPERATING, LLC



Bryant Theis, Co-Manager
Assignee

GRANITE INVESTMENTS, LLC

David G. Withrow

David G. Withrow, Managing Partner
Assignor

ERIE PARTNERS I, LLC

Robert T. Williams, Jr.

Robert T. Williams, Jr., Manager
Assignor

STATE OF KANSAS)
) §
COUNTY OF BARBER)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 18th day of April 2022 by
Bryant Theis, as Co-Manager of SoKan Operating, LLC.

Maggie Foster
Notary Public



STATE OF KANSAS)
) §
COUNTY OF SEDGWICK)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 15th day of April 2022, by
David G. Withrow, as Managing Partner of Edison Operating, LLC.

Morgan Goscha
Notary Public



STATE OF KANSAS)
) §
COUNTY OF SEDGWICK)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 15th day of April 2022, by
David G. Withrow, as Managing Partner of Granite Investments, LLC.

Morgan Goscha
Notary Public



STATE OF COLORADO)
) §
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 28th day of March 2022, by
Robert T. Williams, Jr., as Manager of Erie Partners I, LLC.

Jennifer Bybee
Notary Public

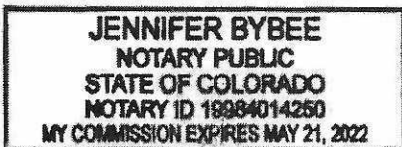


EXHIBIT 'A' - LEASES

Attached to and made a part of that certain Assignment of Oil and Gas Leases and Bill of Sale dated April 1, 2022 by and among Edison Operating Company, LLC, Granite Investments, LLC, Erie Partners I, LLC and Sokan Operating, LLC

LESSOR	LESSEE	LEASE	SEC	TWN	RGE	QTR	LOT	COUNTY	ST	BOOK	PAGE	WELL
DONALD MUIR, ET UX, ET AL	ELMER M. OAK	10/21/49	16	31S	09W	SE		HARPER	KS	29	148	DON MUIR #1 & #2
DONALD MUIR, ET UX, ET AL	ELMER M. OAK	11/5/49	16	31S	09W	SW		HARPER	KS	29	149	DON MUIR #1 & #2

EXHIBIT 'A' - WELLS

WELL	API	SEC	TWN	RGE	COUNTY	ST	WI	NRI
1 DONALD MUIR GU #1-16	15-077-00162	16	31S	09W	HARPER	KS	1.00000000	0.87500000
2 DONALD MUIR GU #2-16	15-077-21313	16	31S	09W	HARPER	KS	1.00000000	0.87500000

QUITCLAIM DEED

STATE OF KANSAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF HARPER §

That **EDISON OPERATING COMPANY, LLC**, a Kansas limited liability company, (“Grantor”) having a mailing address of 8100 E. 22nd Street North, Building 1900, Wichita, Kansas 67226, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantors by **SOKAN OPERATING, LLC**, a Kansas limited liability company, (“Grantee”) having a mailing address of P.O. Box 82, Medicine Lodge, Kansas 67104, the receipt of which is hereby acknowledged, does hereby QUITCLAIM, GRANT, SELL AND CONVEY unto Grantee, all rights and interests in and to the Spivey Gasoline Plant located in Section 5, Township 31 South, Range 8 West, Harper County, Kansas, described in the attached **Exhibit “A”** (the “Property”).

TO HAVE AND TO HOLD the Property, together with all singular the rights and appurtenances thereto in anywise belonging, unto Grantee, the Grantee’s successors and assigns forever to have and to hold it to Grantee and Grantee’s heirs, successors, and assigns forever, without express or implied warranty.

IN WITNESS WHEREOF, the parties have executed this Quitclaim Deed the year and date set forth in the acknowledgements below, but effective as of April 1, 2022.

[remainder of page intentionally left blank]

EDISON OPERATING COMPANY, LLC

SOKAN OPERATING, LLC

David G. Withrow

David G. Withrow, Managing Partner
Grantor

Bryant Theis

Bryant Theis, Co-Manager
Grantee

STATE OF KANSAS)
) §
COUNTY OF BARBER)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 1st day of April 2022 by Bryant Theis, as Co-Manager of SoKan Operating, LLC.

Maggie Foster
Notary Public



STATE OF KANSAS)
) §
COUNTY OF SEDGWICK)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this 1st day of April 2022, by David G. Withrow, as Managing Partner of Edison Operating, LLC.

Morgan Goscha
Notary Public



Exhibit "A"

PROPERTY NAME: SPIVEY GAS PLANT

COUNTY: HARPER

STATE: KANSAS

LOCATION: The Southwest Quarter of the Southwest Quarter (SW/4 SW/4) of Section 5, Township 31 South, Range 8 West, less 2.75 acres, beginning at a point on the South line of Said Section 5, said point being North 89 degrees 51' East 350 feet from a concrete post at the Southwest Corner of said Section 5; thence North 0 degrees 30' West, parallel with the West line of said Section 5, 300 feet; thence North 89 degrees 51' East, parallel to the South line of said Section 5, 400 feet; thence South 0 degrees 30' East, parallel to the West line of said Section 5, 300 feet to a point in the South line of Section 5; thence South 89 degrees 51' West, with the South line of Section 5; 400 feet to the place of beginning.

ONLY FOR USE IN COUNTIES APPROVED TO ACCEPT ONE-PART FORMS (See website information below)
KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE

FOR COUNTY USE ONLY:		COV#	CO. NO.	MAP	SEC	SHEET	QTR.	BLOCK	PARCEL	OWN		
DEED BOOK _____	PAGE _____											
RECORDING DATE ____/____/____	TYPE OF INSTRUMENT CR _____ RA _____ DE _____	SPLIT <input type="checkbox"/>	MO	YR	TY	AMOUNT	S	V				
		CR _____ RA _____ DE _____	MULTI <input type="checkbox"/>									

SELLER (Grantor)
 NAME Edison Operating Company
 MAILING 8100 E 22nd St. N., Bldg. 1900
 CITY/ST/ZIP Wichita, KS 67226
 PHONE NO. (316) 201-1744
 email (optional) _____

BUYER (Grantee)
 NAME Sokan Operating
 MAILING P.O. Box 82
 CITY/ST/ZIP Medicine Lodge, KS 67104
 PHONE NO. (620) 213-2021
 email (optional) _____

IF AN AGENT SIGNS THIS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.

BRIEF LEGAL DESCRIPTION
Spivey Gas Plant
SW1/4 SW1/4 Sec. 5-T315-R8W

Property / Situs Address: 1500 NW 100 Ave., Atchison, KS 67009
Name and Mailing Address for Tax Statements
MV Purchasing LLC
8301 E 21st St., Ste. 370
Wichita, KS 67206

1. Check any special factors that apply:
- Sale between immediate family members:
Specify the relationship _____
 - Sale involved corporate affiliates or related entities
 - Auction sale (absolute auction Yes No)
 - Short sale (amount of lien(s) exceeds sale proceeds)
 - Transfer in lieu of foreclosure or repossession
 - Sale involved a build-to-suit or leaseback arrangement
 - Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)
 - Sale involved a government agency or public utility
 - Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
 - Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation
 - Sale of only a partial interest in the real estate
 - Sale involved a trade or exchange of properties
 - None of the above**

2. Check use of property at the time of sale:
- Single family residence
 - Farm/Ranch with residence
 - Condominium unit
 - Vacant land
 - Other: (Specify) _____
 - Agricultural land
 - Mineral rights included? Yes No
 - Apartment building
 - Commercial/Industrial bldg.

3. Was the property rented or leased at the time of sale?
 Yes (number of years remaining on lease _____)
 Tenant is buyer No

4. Did the sale price include an operating business?
 Yes (estimated value \$ _____) No

5. Was any personal property included in the sale price (such as furniture, equipment, inventory, machinery, crops, etc.)?
 Yes No If yes, please describe _____

Estimated value of all personal property items included in the sale price \$ _____

If **Mobile Home:** Year _____ Model _____

6. Were any changes made to the property since January 1st?
 Yes No
 Demolition New construction Remodeling Additions
 Date completed _____ Amount \$ _____
7. Were any delinquent property taxes paid by the buyer? Amt. \$ _____
 Yes AND the amount was included in the total sale price
 Yes but the amount was not included in the total sale price
 No delinquent property taxes were included in the sale
8. Method of financing (check all that apply):
 New loan(s) from a financial institution IRS 1031 Exchange
 Seller financing Assumption of an existing loan(s)
 All cash Trade of property Not applicable
9. Was the property offered to other potential buyers?
 Yes: Advertised (listed, Internet, yard sign, word-of-mouth, etc.)
 No: Private purchase (not offered on the open market)
10. Does the buyer hold title to any adjoining property?
 Yes No
11. Are there any additional facts that would cause this sale to be a distressed, forced, or non-arm's length exchange?
 Yes No If yes, please describe _____

K.S.A. 79-1437g. Same; penalty for violations. Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500.

12. **TOTAL SALE PRICE \$** _____

DEED DATE / /

13. I have read the instructions for completing this form and certify that the above information is true and accurate.

Print name Bryant Theis

Signature 

Grantor (Seller) Grantee (Buyer)
 Agent Daytime phone number (_____) _____