

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 \_\_\_\_\_

Side Two

**Must Be Filed For All Wells**

KDOR Lease No.: \_\_\_\_\_

\* Lease Name: \_\_\_\_\_ \* Location: \_\_\_\_\_

| Well No. | API No.<br>(YR DRLD/PRE '67) | Footage from Section Line<br>(i.e. FSL = Feet from South Line) |                           | Type of Well<br>(Oil/Gas/INJ/WSW) | Well Status<br>(PROD/TA'D/Abandoned) |
|----------|------------------------------|--|---------------------------|-----------------------------------|--------------------------------------|
|          |                              | <i>Circle:</i><br>FSL/FNL                                      | <i>Circle:</i><br>FEL/FWL |                                   |                                      |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |
| _____    | _____                        | _____ FSL/FNL  | _____ FEL/FWL             | _____                             | _____                                |

A separate sheet may be attached if necessary.

\* When transferring a unit which consists of more than one lease please file a separate side two for each lease. If a lease covers more than one section please indicate which section each well is located.

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: \_\_\_\_\_

STATE OF KANSAS }  
ANDERSON COUNTY } SS      Fee \$ 89.00  
This Inst was filed for Record  
on this 25<sup>th</sup> day of Oct, A.D. 2021  
at 11:35 a M, and duly Recorded  
Book 22 of 021 on Page 37  
Jandra C. Raughter  
REGISTER OF DEEDS  
By \_\_\_\_\_ Deputy



### OIL AND GAS LEASE

Lessor: Brian K Pedrow, Jeffery R Pedrow, Christina K Miller, Kimberly A McAdam Individuals  
26773 NE OSAGE Road  
GARNETT, KS 66092  
(hereinafter referred to as Lessor (whether one or more))

Lessee: SAG Oil Company LLC, a Kansas limited liability company  
Box 367  
Wellsville KS 66092  
(hereinafter referred to as Lessee)

Date: October 25, 2021

1. **Grant.** For and in consideration of Ten Dollars (\$10.00), the covenants and agreements hereinafter contained on the part of Lessee to be paid, kept and performed, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor hereby grants, demises, leases and lets exclusively unto Lessee the land hereafter described, for the purpose of exploratory work, including, without limitation, geological, geophysical, and seismic work, investigating, prospecting, drilling, mining and operating for, producing, saving, storing, and marketing oil, gas, casinghead gas, casinghead gasoline, and all other hydrocarbons and their respective products, including, without limitation, helium, methane and other coalbed and shale gasses, and other gaseous substances; and all substances produced in association therewith; laying pipelines, electric lines, telephone lines, and other utilities, building tanks, power stations, roads and other structures thereon, to produce, save and take care of said products, all that certain tract of land, together with any reversionary rights therein, situated in the County of Anderson, State of Kansas, the description of which is as follows: See Exhibit A attached hereto and, by reference, made a part hereof.

2. **Term.** This Lease shall remain in full force and effect for a term of three (3) years from the date set forth above and for so long thereafter as oil or gas, or either of them, or any products described in Section 1 of this Lease, is produced from the leased premises in paying quantities or operations are conducted as provided in this Lease during the primary term or this Lease is otherwise held in force by operation of any other provision of this Lease.

3. **Lessee's Agreements.** In consideration of the premises, Lessee covenants and agrees:

a. To deliver to the credit of Lessor as royalty, free of cost, in the pipeline to which the Lessee may connect the wells, fifteen (15%) of the market value of all oil produced and saved from the leased premises.

b. To pay to Lessor for gas produced from any oil well used by the Lessee for the manufacture of gas or any other product as royalty fifteen percent (15%) of the market value of such gas at the mouth of the well; if said gas is sold by the Lessee, then as royalty fifteen percent (15%) of

*22 0.21 1 Page 37*

the proceeds of the sale thereof at the mouth of the well.

c. To pay Lessor as royalty fifteen percent (15%) of the proceeds received by Lessee from the sale of casinghead gas produced from any oil well and fifteen percent (15%) of the value, at the mouth of the well, computed at the prevailing market price, of the casinghead gas produced from any oil well and used by Lessee off the leased premises for any purpose.

d. To pay Lessor fifteen percent (15%) of the proceeds from the sale of other products not described in Section a-c. above.

e. Beginning with the first lease year after expiration of the primary term of this Lease, the royalties paid to Lessor shall be not less than the Minimum Royalty as provided in this Section 3.e. The Minimum Royalty is an amount equal to \$1.00 per net mineral acre covered by this Lease during each such lease year. If the total amount of proceeds from the sale of the royalty share of production during the lease year is less than the Minimum Royalty, then Lessee shall pay the difference to Lessor within sixty (60) days after the end of such lease year. If such payment is not made when due, Lessor shall give written notice to Lessee of the amount due and of Lessor's intention to declare forfeiture of the Lease because of such default in payment. Such notice shall be given by certified mail, return receipt requested, addressed to the Operator of the Lease as shown in the records of the Kansas Corporation Commission. If Lessee pays the amount due within thirty (30) days after the date such notice is delivered, refused, or delivery last attempted as shown by the return receipt, then such default shall be deemed cured and the Lease shall not terminate. So long as the Minimum Royalty is satisfied by proceeds from the royalty share of production and/or payment by Lessee as provided in this Section 3.e., this lease shall be deemed to be producing oil and/or gas and/or their products as required under Section 2 of this Lease.

f. Not to construct permanent access roads by depositing rock or chemicals upon said Lease access roads unless authorized by Lessor.

g. To bury all electrical service below plow depth unless otherwise authorized by Lessor.

h. To regrade all drill sites as closely as possible to the condition that said drill sites were in immediately prior to Lessee conducting drilling activities upon said sites, as soon as possible after drilling operations are complete.

4. **Lesser Interest.** If Lessor owns a less interest in the above described land than the entire and undivided fee simple estate therein, then the royalties herein provided shall be paid the Lessor only in the proportion which the Lessor's interest bears to the whole and undivided fee. If more than one party has executed this Lease as Lessor, then this provision applies to each such party.

5. **Use of Products.** Notwithstanding any provision to the contrary in this Lease, Lessee shall have the right to use, free of cost, gas, oil and water produced on said land for its operation thereon except water from wells of Lessor. Lessee shall not use water from existing or subsequently constructed farm ponds, in any of its operations, without written consent of Lessor. When required by Lessor, Lessee shall bury its pipelines and electrical lines below plow depth and shall pay for damage caused by its operations to be growing crops on said land. Lessee shall have the right at any time during, or after the expiration or cancellation of, this Lease to remove all machinery, fixtures, houses, buildings and other structures placed on said premises, including the right to draw and remove all casing, but Lessee shall be under no obligation to do so, nor shall Lessee be under any obligation to restore the surface to its original condition, where any alterations or changes were due to operations reasonably necessary under this Lease.

6. **Entirety.** If the leased premises are now or hereafter owned in severalty or in separate tracts, the premises, nevertheless, may be developed and operated as one Lease, and all royalties shall be paid to each separate owner in the proportion that the acreage owned by him or her bears to the entire leased area. There shall be no obligation on the part of the Lessee to offset wells on separate tracts into which the land

covered by this Lease may hereinafter be divided by sale, devise, or otherwise, or to furnish separate measuring or receiving tanks for the oil produced from such separate tracts.

7. **Title**. Lessor hereby warrants and agrees to defend the title to the lands herein described and agrees that Lessee shall have the right at any time to redeem for Lessor by payment, any mortgages, taxes or other liens on the described land in the event of default of payment by Lessor, and be subrogated to the rights of the holder thereof and may reimburse itself from any rental or royalties accruing thereunder.

8. **Persons Bound**. The terms, covenants and conditions hereof shall run with the land and herewith shall be binding upon the parties hereto, their heirs, legal representatives, administrators, devisees, grantors, executors, successors and assigns; however, all express or implied covenants of this Lease shall be subject to all federal and state laws, executive orders, rules or regulations, and this Lease shall not be terminated, in whole or in part, nor Lessee held liable for failure to comply therewith, if compliance is prevented by, or if such failure is the result of, any such law, order, rule or regulation.

9. **Assignment**. The rights of either party hereunder may be assigned, in whole or in part, and the provision hereof shall be extended to the heirs, successors and assigns of the parties hereto, but no change or division of ownership of said land, royalties, or payments however accomplished, shall be binding on Lessee until Lessee shall be furnished with a certified copy of all recorded instruments, all court proceedings and all other necessary evidence of any transfer, inheritance, or sale of said rights. All advance payment of rentals made under this Lease before receipt of such documents shall be binding on any direct or indirect assignee, grantee, devisee, administrator, executor, or heir of Lessor. If Lessee assigns this Lease, in whole or in part, Lessee shall be relieved of all obligations with respect to the assigned portion or portions arising subsequent to the date of assignment.

10. **Force Majeure**. Lessee shall not be liable in damages, forfeiture, or termination, on account of breach of covenant, express or implied, or failure of any condition necessary to keep the Lease in force, that results from force majeure, and the obligations of Lessee shall not be suspended if and while drilling or other operations are delayed or interrupted by force majeure. For purposes of this Section 10, force majeure includes, but is not limited to, acts of God, pandemic, acts of war or terrorism, storm, flood, strike, scarcity of labor or material, lockout, blowout, breach of contract by drillers, subcontractors, or suppliers, surface or subsurface conditions that impede normal operations or that would result in other damages or waste, or other bona fide cause beyond the reasonable control of Lessee. Lessee shall have a reasonable time after the removal or cessation of force majeure within which to commence or resume performance under this Lease. If force majeure occurs during the primary term, the time such force majeure exists shall be added to the primary term.

11. **Breach**. Default in the performance of any provision or covenant of this Lease, expressed or implied, shall not cause a forfeiture, termination, or cancellation of this Lease unless Lessor first notifies Lessee in writing of the default and the facts relied upon as constituting such default, together with a demand for the specific performance thereof, and Lessee fails within a reasonable time after receipt of such notice to cure such default and complete the same with reasonable diligence without unnecessary or unreasonable delay or interruption.

12. **Right to Surrender**. Lessee shall have the right at any time without Lessor's consent to surrender all or any portion of said land and be relieved of all obligation as to the acreage surrendered.

13. **Quitclaim**. Lessor hereby quitclaims to Lessee all existing wells, pumpjacks, tanks, fixtures and equipment or improvements of any kind, related to the production of oil and gas, currently on the premises.

SAG Oil Company LLC - Lessee

Stewart Ensign  
Stewart Ensign - Manager

Lessor

Jeffrey Pedrow  
Jeffrey Pedrow

Christina K Miller  
Christina K Miller

Kimberly A McAdam  
Kimberly A McAdam

Brian K Pedrow  
Brian K Pedrow

ACKNOWLEDGEMENTS

STATE OF KANSAS )  
COUNTY OF Anderson )ss:  
)

THIS INSTRUMENT was acknowledged before me on this 25<sup>th</sup> day of October, 2021 by Stewart Ensign, Manager of SAG Oil Company LLC, on behalf of said company.

Christina M. Kuhlman  
Notary Public

Appointment/Commission Expires:



STATE OF KANSAS )  
COUNTY OF Anderson )ss:  
)

THIS INSTRUMENT was acknowledged before me on this 21<sup>st</sup> day of October, 2021, by Brian K Pedrow, Jeffery R Pedrow, Christina K Miller, Kimberly A McAdam, Individuals.

Christina M. Kuhlman  
Notary Public

Appointment/Commission Expires:



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**EXHIBIT A**

**[Winfrey Lease]**

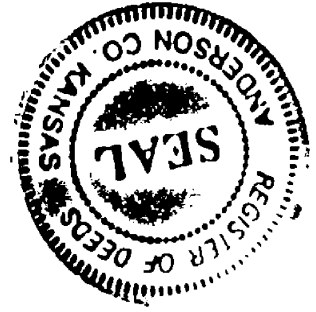
**A tract of land in Anderson County, Kansas described as follows:**

West Half of the Southwest Quarter of the Southwest Quarter (W/2 SW/4 SW/4) of Section Twenty-two (22), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M., in Anderson County, Kansas; less and except a tract in the Southwest corner thereof conveyed to Leon J. Miller and Norma J. Miller described as follows: beginning at the Southwest corner of said SW/4, thence North 890 feet, thence East 320 feet, then South 895 feet more or less to the South line of said SW/4, thence West 320 feet to beginning; and except part in county road; containing 13 acres, more or less

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37



Pursuant to K.S.A. 79-1437e, a real estate validation questionnaire is not required due to Exception No. 10



STATE OF KANSAS  
ANDERSON COUNTY } SS  
Fee \$140.00  
This Instrument was filed for Record  
on this 9th day of June, A.D. 2022  
at 9:40 A.M. and duly Recorded  
Book 186 of Deeds on Page 117  
Sandra J. Bauder  
REGISTER OF DEEDS  
By Corinne J. Peine Deputy

Entered in Transfer Record in my office this  
9th day of June 2022  
Julie Wilkerson  
County Clerk

**SHERIFF'S DEED**  
**(Oil and Gas Leasehold Interests)**

KNOW ALL MEN BY THESE PRESENTS, that whereas on the 11<sup>th</sup> day of March, 2022, in the District Court in and for the County of Anderson and State of Kansas, in a certain action then pending in said court, numbered AN-2021-CV-000005, wherein Sag Oil Company LLC, was plaintiff and Christian L. Martin, d/b/a Martin Oil Properties and others were defendants, a judgment was entered in favor of Sag Oil Company LLC against the defendant Christian L. Martin, d/b/a Martin Oil Properties and Tailwater, Inc. in the sums set forth in a Journal Entry of Judgment filed on March 11, 2022; and

WHEREAS, it was then and there in said action, by the court, further considered, ordered and adjudged that should said judgment not be paid by the said Christian L. Martin, d/b/a Martin Oil Properties and Tailwater, Inc. within fourteen (14) days, then in said event that an Order of Sale be issued by the Clerk of said court and directed to the undersigned commanding the sale of the property hereinafter described in the manner prescribed by law; and

WHEREAS, pursuant to Order of Sale issued and directed out of the office of the Clerk of said court, I did on the 2<sup>nd</sup> day of June, 2022, cause the oil and gas leases and the wells, fixtures, equipment located thereon hereinafter described to be sold according to law to Sag Oil Company LLC for the sum of \$100,000.00 for said oil and gas leases and the wells, fixtures, equipment located thereon, that being the highest and best bid made therefor; and

WHEREAS, return was duly made thereon and said sale was properly confirmed and as more fully set forth in the court's Order Approving and Confirming Sheriff's Sale filed on June 7, 2022, in the above-referenced case, pursuant to K.S.A. 60-2414(a) the right of redemption does not apply to oil and gas leaseholds and I was directed to make and deliver to Sag Oil Company LLC, or its assigns, a good and sufficient deed for the said oil and gas leases and the wells, fixtures, equipment located thereon; and

Book 186 Page 117

WHEREAS, pursuant to K.S.A. 60-2414(a) the right of redemption does not apply to oil and gas leaseholds, and Sag Oil Company LLC, or its assigns, is entitled to a deed for the said oil and gas leases and the wells, fixtures, equipment located thereon; and

WHEREAS, because the right of redemption does not apply as provided by law and the order of said court, **Sag Oil Company LLC**, purchaser, has demanded a deed thereon for said oil and gas leases and the wells, fixtures, equipment located thereon.

NOW, THEREFORE, I, Vernon L. Valentine, Sheriff of the said county of Anderson, State of Kansas, in consideration of the premises and by virtue of the powers in me vested by law do hereby give, assign, grant, sell and convey unto **Sag Oil Company LLC**, forever, the oil and gas leases and the wells, fixtures, equipment located thereon as sold as aforesaid, situated in the County of Anderson and State of Kansas and described as follows, to-wit:

**North Kempnich Lease:**

An undivided 57.125000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:  
Lease last signed on April 5, 2008, from Robert S. Kempnich II and Clara Ann Kempnich, Trustees, et al., Lessors, to Martin Oil Properties, Lessee, recorded April 11, 2008, at Book 21 O&G, Page 13 located on the following land in Anderson County, Kansas described as follows:

The Northwest Quarter (NW/4) of Section Twenty-two (22), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M.

**South Kempnich Lease:**

An undivided 57.125000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:  
Lease dated September 11, 2008, from Robert S. Kempnich II and Clara Ann Kempnich, Trustees, Lessors, to Martin Oil Properties, Lessee, recorded September 12, 2008, at Book 21 O&G, Page 20 located on the following land in Anderson County, Kansas described as follows:

The North Half of the Southwest Quarter (N/2 SW/4) of Section Twenty-two (22), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M., except: commencing at the Southeast corner of said N/2 SW/4, thence West 730 feet, thence North 330 feet, thence East 730 feet, thence South 330 feet to beginning, said exception containing 5.5 acres, more or less; containing 74.5 acres, more or less

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**Finkenbinder Lease.**

An undivided 57.125000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated June 26, 2008, from Dale Finkenbinder and Kathy Finkenbinder, husband and wife, Lessors, to Martin Oil Properties, Lessee, recorded June 27, 2008, at Book 21 O&G, Page 18 located on the following land in Anderson County, Kansas described as follows:

**The Northeast Quarter of the Southeast Quarter (NE/4 SE/4) Section Twenty-one (21), Township Twenty (20) South, Range Twenty (20) East of the 6<sup>th</sup> P.M., containing 40 acres, more or less**

**Lickteig Lease.**

An undivided 57.125001% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated February 7, 1984, from Walter B. Lickteig and Dorothy L. Lickteig, husband and wife, Lessors, to Owens Oil Co., Lessee, recorded February 16, 1984, at Book 14 O&G, Page 3 located on the following land in Anderson County, Kansas described as follows:

**A tract of land in the East Half of the Northeast Quarter (E/2 NE/4) of Section Twenty-one (21), Township Twenty (20) South, Range Twenty (20) East described as follows: beginning at the Southeast corner of said E/2 NE/4, thence North 1129.5 feet, thence West to the East right of way of Highway 169, thence Southwesterly along said East right of way 1190 feet to a concrete right of way marker on the half-section line, thence East 1040 feet to the point of beginning, containing 20 acres, more or less**

**Simons Brothers Lease.**

An undivided 35.500000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated March 6, 2012, from Simons Brothers Farms, LLC, Lessors, to Martin Oil Properties, Lessee, recorded March 14, 2012, at Book 21 O&G, Page 100 located on the following land in Anderson County, Kansas described as follows:

**North Half of the Northwest Quarter (N/2 NW/4) of Section Twenty-seven (27), Township Twenty (20) South, Range Twenty (20) East of the 6<sup>th</sup> P.M., except road right of way, Anderson County, Kansas**

**Whiteside Lease.**

An undivided 51.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated February 9, 2012, from Darrel E. Whiteside and Shirley A. Whiteside, husband and wife, Lessors, to Martin Oil Properties, Lessee, recorded February 11, 2012, at Book 21 O&G, Page 95 located on the following land in Anderson County, Kansas described as follows:

**East Half of the South Half of the Southwest Quarter (E/2 S/2 SW/4), and East Half of the West Half of the South Half of the Southwest Quarter (E/2 W/2 S/2 SW/4), in Section Twenty-two (22), Township Twenty (20) South, Range Twenty (20) East**

**West Whiteside Lease.**

An undivided 95.121951% working interest currently held by Lavery Oil LLC, and a 3.00% overriding royalty interest currently held by Martin Oil Properties, in and to the following oil and gas lease:

Lease dated May 3, 2013, from Shirley A. Whiteside and Darrel E. Whiteside, et al., Lessors, to Martin Oil Properties, Lessee, recorded May 10, 2013, at Book 21 O&G, Page 142 located on the following land in Anderson County, Kansas described as follows:

**Beginning at the Southwest Corner of the East Half (E/2) of the Southwest Quarter (SW/4) of Section 21, Township 20 South, Range 20 East; thence North 89° 53' 23" East 183.38 feet along the south line of said quarter section to a point on the west right-of-way line of the Missouri Pacific Railroad; thence North 42° 42' 08" East 2153.60 feet along said Railroad right-of-way; thence leaving said right-of-way North 53° 03' 00" West 94.11 feet; thence North 40° 22' 51" West 313.19 feet; thence North 23° 11' 58" West 162.19 feet; thence North 02° 29' 43" West 617.45 feet to the Northeast Corner of the Southwest Quarter (SW/4) of said section; thence South 89° 36' 14" West 1314.85 feet to the Northwest Corner of the East Half (E/2) of said Southwest Quarter (SW/4); thence South 00° 51' 54" East 2635.31 feet to the point of beginning; containing 67.20 acres, more or less, including road right-of-way as recorded, and being located in the East Half (E/2) of the Southwest Quarter (SW/4) and the West Half (W/2) of the Southeast Quarter (SE/4) Section Twenty-one (21), Township Twenty (20) South, Range Twenty (20) East**

**East Wittman Lease.**

An undivided 35.500000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated November 5, 2010, from Raymond E. Wittman and Irene M. Wittman, husband and wife, Lessors, to Martin Oil Properties, Lessee, recorded November 5, 2010, at Book 21 O&G, Page 80 located on the following land in Anderson County, Kansas described as follows:

A tract in the Southwest Quarter (SW/4) of Section Fifteen (15), Township Twenty (20) South, Range Twenty (20) East described as follows: beginning at a point 50 rods West of the Southeast corner of the SW/4; thence North 160 rods; thence West 50 rods; thence South 160 rods; thence East 50 rods to the point of beginning; in Anderson County, Kansas; and

The Southeast Quarter of the Southeast Quarter (SE/4 SE/4) of Section Sixteen (16), Township Twenty (20) South, Range Twenty (20) East except Missouri Pacific Railroad right of way; in Anderson County, Kansas;

**West Wittman Lease.**

An undivided 28.500000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated June 24, 2010, from Henry E. Wittman and Hildred M. Wittman, husband and wife, Lessors, to Martin Oil Properties, Lessee, recorded June 28, 2010, at Book 21 O&G, Page 70 located on the following land in Anderson County, Kansas described as follows:

West 60 acres of the Southwest Quarter (SW/4) in Section Fifteen (15), Township Twenty (20) south, Range Twenty (20) East, except Missouri Pacific Railroad right of way and Hwy. 169 right of way, in Anderson County, Kansas; containing 60 acres, more or less

**Winfrey Lease.**

An undivided 31.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated January 27, 2012, from Patricia Winfrey and John R. Thomas, wife and husband, Lessors, to Martin Oil Properties, Lessee, recorded January 27, 2012, at Book 21 O&G, Page 93 located on the following land in Anderson County, Kansas described as follows:

West Half of the Southwest Quarter of the Southwest Quarter (W/2 SW/4 SW/4) of Section Twenty-two (22), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M., in Anderson County, Kansas; less and except a tract in the Southwest corner thereof conveyed to Leon J. Miller and Norma J. Miller described as follows: beginning at the Southwest corner of said SW/4, thence North 890 feet, thence East 320 feet, then South 895 feet more or less to the South line of said SW/4, thence West 320 feet to beginning; and except part in county road; containing 13 acres, more or less

**P Winfrey Lease.**

An undivided 51.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated August 27, 2012, from Patricia J. Winfrey and John R. Thomas, wife and husband, Lessors, to Martin Oil Properties, Lessee, recorded August 29, 2012, at Book 21 O&G, Page 123 located on the following land in Anderson County, Kansas described as follows:

Northwest Quarter of the Southwest Quarter (NW/4 SW/4) of Section Twenty-seven (27), Township Twenty (20) South, Range Twenty (20) East of the 6<sup>th</sup> P.M.; containing 40 acres, more or less

**Sobba Lease.**

An undivided 51.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated December 2, 2009, from Ronald A. Sobba, a single person, Lessor, to Martin Oil Properties, Lessee, recorded December 4, 2009, at Book 21 O&G, Page 66 located on the following land in Anderson County, Kansas described as follows:

The Northwest Quarter (NW/4) of Section Fifteen (15), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M. lying West of the Union Pacific (formerly Missouri-Pacific) Railroad right-of-way

**Teter Lease.**

An undivided 51.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

Lease dated November 30, 2008, from Michael A. Teter and Connie Teter, husband and wife, Lessor, to Martin Oil Properties, Lessee, recorded February 25, 2009, at Book 21 O&G, Page 52 located on the following land in Anderson County, Kansas described as follows:

**East Half of the Northeast Quarter (E/2 NE/4) except the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (NW/4 NE/4 NE/4); and Northeast Quarter of the Southeast Quarter (NE/4 SE/4); all in Section Sixteen (16), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M.**

**Pedrow Lease.**

An undivided 51.000000% working interest currently held by Lavery Oil LLC, in and to the following oil and gas lease:

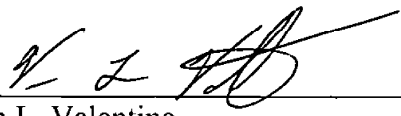
Lease dated January 23, 2012, from Ronald A. Pedrow and Kathryn E. Pedrow, husband and wife, Lessors, to Martin Oil Properties, Lessee, recorded January 23, 2012, at Book 21 O&G, Page 92; amended by instrument dated September 20, 2012, recorded November 9, 2012, at Misc Book 96, Page 84, located on the following land in Anderson County, Kansas described as follows:

**Beginning at the Northeast (NE) corner of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M., thence running South 792 feet, thence West 584 feet, thence South 177 feet, thence West to the West line of said Quarter Section, thence North to the Northwest (NW) corner of said Quarter Section, thence East to the place of beginning, in Anderson County, Kansas; containing 56.35 acres, more or less; and**

**Beginning at a point 792 feet South of the Northeast (NE) corner of the Northeast Quarter (NE/4) of Section Twenty-eight (28), Township Twenty (20) South, Range Twenty (20) East of the 6th P.M., thence West 584 feet, thence South 124 feet, thence East 584 feet, thence North to place of beginning, in Anderson County, Kansas; containing 1.66 acres more or less; containing in all 58 acres more or less.**

To have and to hold the same unto **Sag Oil Company LLC**, forever.

IN TESTIMONY WHEREOF, I, the said Vernon L. Valentine, Sheriff as aforesaid, have hereunto set my hand this 8 day of June, 2022.



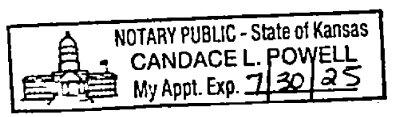
\_\_\_\_\_  
Vernon L. Valentine  
Sheriff of Anderson County, Kansas

STATE OF KANSAS        )  
                                  )  
                                  )        ss:  
COUNTY OF ANDERSON )

The foregoing instrument was acknowledged before me on the 8<sup>th</sup> day of June, 2022, by Vernon L. Valentine, Sheriff of Anderson County, Kansas.

Candace L. Powell  
Notary Public

My appointment expires: July 30, 2025



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