

FLEET ENERGY

mineral management

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www.FleetEnergyCo.com



FLEET ENERGY

mineral management services

Finding Free Forms for Mineral Owners Texas Edition

Presented By: Jack Fleet, CMM

This presentation and forms can be found @
www.FleetEnergyCo.com & www.NARO-US.org



BUYER BEWARE - DISCLAIMER

- I am not an attorney.
- I am a Mineral Owner and a Certified Mineral Manager, Professional.
- Use the forms presented at your own risk.
- If you do not understand the form or the content of the form, please seek professional assistance. Feel free to reach out to me or the NARO National Office.

YOUR GREATEST RESOURCES



YOU!

- Getting Educated.
- Joining educational and advocacy groups.
 - National Association of Royalty Owners
 - Texas Land and Mineral Association
 - Mineral Rights Forum – NARO has a group for members
- Getting involved, advocacy.
- Helping others.

YOUR GREATEST RESOURCES

- Knowing your Neighbors
 - Who owns minerals in the same tracts as you.
 - Reach out to NARO members, trade names and phones numbers.
 - Talk about your experiences, successes and failures with each other.
 - Talk to your neighbors before leasing, you might find you can leverage your positions by working together.

BREAKING DOWN FORMS

- Coming into my Mineral Estate
 - Wills, Trust, Deeds, Judicial Transfer (tax auctions)
- Conveying rights to Explore, Drill and Produce
 - Oil & Gas Lease, Production Sharing Agreements
- Royalties (Getting paid on Production)
 - Division Orders, Transfer Orders, Stipulation and Cross Conveyances, Demand for Interest Payment
- Selling and Other Forms



COMING INTO MY MINERALS - WILL

- Intestacy laws
 - Texas Estates Code Title 2 Chapter 201
 - A person dies without a will, not all assets are affected, property transferred by living trust, insurance proceedings, some retirement accounts and joint tenancy.
 - Other assets will have to go through the probate courts and can become expensive to distribute.





COMING INTO MY MINERALS - WILL

- <https://eforms.com/wills/texas-last-will-and-testament-template/>

eForms™ Sign In | Sign Up

Business Personal Real Estate

Home » Last Will and Testament Templates – a “Will” » Texas Last Will and Testament Template

Texas Last Will and Testament Template

Create a high quality document online now!

Texas

The **Texas Last Will and Testament** is a legal document that reflects the final wishes of a testator with regard to their estate and how they would wish that estate to be distributed to its beneficiaries. This document would be created not only for the purpose of continuing to provide for their immediate and extended family members but also friends and institutions that may be of importance to them. The property listed in this document is generally distributed by a trusted executor. Distributions may be those of personal property, real estate, fiduciary or digital assets among others. As the testator completes his decisions, the document must be signed by two witnesses and all signatures will require notarization. The document, as long as the testator is of sound mind, may change or revoke this document at their discretion at any time.

Definitions – [Estates Code, Subtitle F.](#)

Laws – [Estates Code](#)

Signing ([Sec. 251.051](#)) – Must be attested by the Testator and by Two (2) or more credible Witnesses who are at least 14 years of age and who subscribe their names to the will in their own handwriting in the Testator’s presence.

How to Write

Step 1 – Establish a testator of this document by placing their full name at the top of the document, to be followed by:

- The testator’s name
- City and County
- Reviewing the remainder of the paragraph
- Read “Expenses and Taxes”

Step 2 – Appointment of a selected Executor – Enter:

Texas Last Will and Testament

I, _____, resident in the City of _____, State of Texas being of sound mind, not being under duress or undue influence, and fully understanding the nature and extent of all my property and of the obligations imposed, do hereby make, publish, and declare this document to be my Last Will and Testament, and hereby revoke any and all other wills and codicils heretofore made by me.

EXPENSES & TAXES

I direct that all my debts, and expenses of my last illness, funeral, and burial, be paid as soon after my death as may be reasonably convenient, and I hereby authorize my Personal Representative (hereinafter appointed), to make and discharge, in his or her absolute discretion, any debts made against my estate.

I further direct that my Personal Representative shall pay out of my estate any and all debts and obligations, from payable by reason of my death in respect of all debts included in the computation of such taxes, whether passing under this Will or otherwise. Such taxes shall be paid by my Personal Representative as if such taxes were my debts without recovery of any part of such tax payments from anyone who receives any item included in such computation.

PERSONAL REPRESENTATIVE

I nominate and appoint _____ of _____ County of _____ State of _____ as my Personal Representative of my estate and I request that (should he be appointed) my Personal Representative be bonded. If my Personal Representative fails or ceases to so serve, then I nominate _____ of _____ State of _____ to serve.

DISPOSITION OF PROPERTY

I devise and bequeath my property, both real and personal and wherever situated, as follows:

1st Beneficiary

_____ (Full name, currently of _____ (Address), as my _____ (Relationship) whose last four (4) digits of their Social Security Number (SSN) are xxx-xx-_____, with the following property:

D

Search Documents

Do you need help?

Our support agents are standing by to assist you. Please be aware that our agents are not licensed attorneys and cannot address legal questions.

Phone
1(844) 5-EFORMS
(9am to 9pm, Sat/Sun 9am to 5pm)





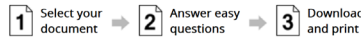
COMING INTO MY MINERALS - WILL

- https://www.12law.com/engine/start.aspx?rgp_key=5cf3ce3e-7053-47a4-b32d-0f874f5422e3&lab_key=02c94b5c-d22e-4e46-b7ed-d86f21c46a03&gclid=Cj0KQCjwylDpBRCxARIsAEENsrJxKNtpHIRFVSkQTcT62Bfj9-E-FSAaWrx0HrNL5VZGr0VWwgkyS1EaAmyOEALw_wcB

1 Easy Questions 2 Free Legal Documents

CREATE YOUR FREE Last Will & Testament

How it works:



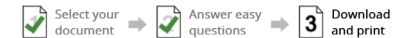
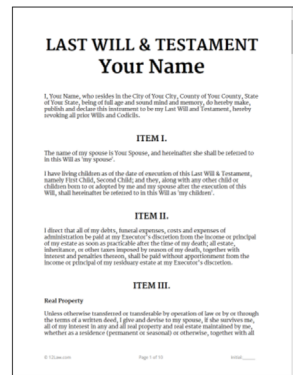
Select Your State

Select a Last Will & Testament Document

Your Situation

This document creates a Last Will and Testament for a currently married person with children. Assets are gifted to the spouse first if living, then to the children named in the Will after that.

[Continue](#)



PREVIEW YOUR TEXAS Last Will & Testament

Congratulations! Your legal document is finished and ready to print!

[Edit Document](#) [Get My Document](#)

LAST WILL & TESTAMENT

John J Fleet

I, John J Fleet, who resides in the City of Humble, County of Harris, State of Texas, being of full age and sound mind and memory, do hereby make, publish and declare this instrument to be my Last Will and Testament, hereby revoking all prior Wills and Codicils.

ITEM I.

At the time of execution of this Last Will & Testament, let it be known that I have divorced, I have not re-married, and I have no children.

ITEM II.

I direct that all of my debts, funeral expenses, costs and expenses of administration be paid at my Executor's discretion from the income or principal of my estate as soon as practicable after the time of my death; all estate, inheritance, or other taxes imposed by reason of my death, together with interest and penalties thereon, shall be paid without apportionment from the income or principal of my residuary estate at my Executor's discretion.

ITEM III.

DRAFT COPY



COMING INTO MY MINERALS - TRUST

- <https://eforms.com/living-trust/tx/texas-revocable-living-trust-form/>



Home » Living Trust Forms » Texas Living Trust Forms – Irrevocable & Revocable » Texas Revocable Living Trust Form

Texas Revocable Living Trust Form

The **Texas revocable living trust** is more commonly employed than an irrevocable living trust as a tool for managing a person's estate. The reason being that a revocable living trust can be altered or revoked by the Grantor at any time, as their circumstances may change. During the process of creating a living trust, the Grantor will transfer ownership of their property and assets into the trust. During their lifetime, they will continue to benefit from these assets and if/when they die or are incapacitated, the trust will be distributed or managed according to their stipulations. When the trust estate is distributed, the properties and assets can be claimed by the named Beneficiaries without having to undergo the process of probate. By avoiding probate, the Beneficiaries will not have to endure the associated inconvenience and costs.

Laws – Chapter 112 (Creation, Validity, Modification, and Termination of Trusts)

How to Write

Step 1 – Download in [Adobe PDF](#), [Microsoft Word \(.docx\)](#), or [Open Text Document \(.odt\)](#).

Step 2 – At the top of the revocable trust form, enter the Grantor's name and the date. The names and addresses of the Grantor and appointed Trustee must be included below that.

TEXAS REVOCABLE LIVING TRUST OF

This Revocable Living Trust dated day of 20.

by and between:

GRANTOR

with a mailing address of (referred to as the "Grantor,") and

TRUSTEE

with a mailing address of (referred to as the "Trustee,")

TEXAS REVOCABLE LIVING TRUST OF

This Revocable Living Trust dated day of 20, by and between:

GRANTOR

with a mailing address of (referred to as the "Grantor,") and

TRUSTEE

with a mailing address of (referred to as the "Trustee,")

The Trustee agrees to hold any property transferred to the Trust, from whatever source, in trust under the following terms:

Article 1. Name of Trust: This Trust shall be known as the Revocable Living Trust established hereunder as the "Trust" and "I" (I) to be an amendment to a prior Living Trust.

Article 2. Purpose of Trust: On the date set forth above, the Grantor transferred to the Trust funds and assets described in Attachment A which is attached and incorporated into this Trust. The Grantor or successor living on the Grantor's behalf may

PDF Word ODT

Search Documents

Search

Do you need help?

Our support agents are standing by to assist you. Please be aware that our agents are not licensed attorneys and cannot address legal questions.

Phone
1(844) 5-EFORMS
(9am to 9pm, Sat/Sun 9am to 5pm)

Chat
Online - Start Chat

Step 17 – Article 22 requires signatures from the Grantor, the Trustee, and the Successor Trustee. Include printed names and the date.

Grantor's Signature

Print Name Date

I hereby accept the Trust hereinabove created upon the terms set forth herein and agrees to act as Trustee thereunder.

Trustee's Signature

Print Name Date

I hereby accept the Trust hereinabove created upon the terms set forth herein and agrees to act as Successor Trustee thereunder.

Successor Trustee's Signature

Print Name Date

Step 18 – On the Self-Proving Affidavit page, enter the State and County in which this Trust was created. Next, the Grantor, Trustee, Successor Trustee, 2nd Successor Trustee, and two (2) witnesses must sign this form and include the date. The bottom section of this page only needs to be completed by the notary public if the document was notarized.

SELF-PROVING AFFIDAVIT

State of
County of

I/We, the Grantor, Trustee(s) and the Witnesses and/or Notary Public, whose names are signed to the foregoing instrument, being first duly sworn, do hereby declare to the undersigned authority that the Grantor signed and executed the instrument as his/her Living Trust and that he/she signed willingly, and that he/she executed it as his/her free and voluntary act for the purposes therein expressed, and that each of the individuals in the presence of the Grantor was at the time eighteen (18) or more years of age, of sound mind and under no constraint or undue influence.

Grantor's Signature Date

Trustee's Signature Date

Successor Trustee's Signature Date

2nd Successor Trustee's Signature Date

Witness Signature Date

Witness Signature Date

Step 19 – On the last page of the form, provide a list of all the assets and property that will be managed by the Trustee.

ATTACHMENT A

Under this Living Trust the Grantor has conveyed, transferred, or assigned to the Trustee the following assets and property to be managed and held under the terms of





COMING INTO MY MINERALS - TRUST

- https://www.12law.com/engine/start.aspx?rgp_key=e7c052e2-09b9-475a-b7e6-05d9df8c5ef7



CURRENT LEGAL PACKAGE: **LAST WILL & TESTAMENT**
FOR **JOHN J FLEET**

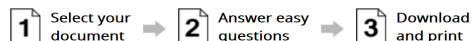
[CURRENT LEGAL PACKAGE](#) | [ALL MY PACKAGES](#) | [LOG IN](#) | [CREATE A FREE ACCOUNT](#)

[LIVING TRUST HELP](#)

1 Easy Questions **2 Free Legal Documents™**

CREATE YOUR FREE Living Trust

How it works:



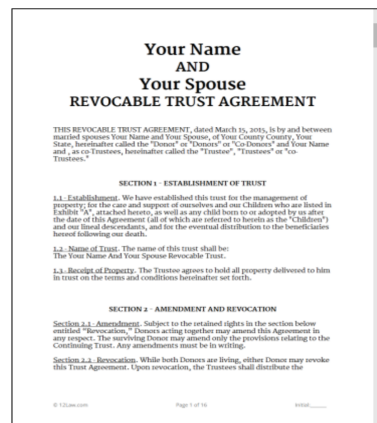
Select Your State

Select a Living Trust Document

Your Situation

This document creates a Living Trust for a married couple with children. Assets are held in the Trust for the couple's benefit while they are alive, then after that are given to the children named in the Trust.

[Continue ▶](#)



[HOW IT WORKS](#) | [WHAT PEOPLE SAY](#) | [OUR PROMISE](#) | [LEGAL ARTICLES](#) | [TERMS & CONDITIONS](#) | [ABOUT US](#)



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COMING INTO MY MINERALS

- <http://valenceoperating.com/OwnershipInheritwInstr.pdf>
- Valence Operating offers some great resources that would work for many operators. www.valenceoperating.com

Information to send to Valence Operating Company to Change Ownership resulting from the Death of an Owner

OPTION #1 DECEASED - TESTATE (With a Will)

FOLLOW THESE INSTRUCTIONS ONLY IF THE WILL WAS ADMITTED TO PROBATE

- A. A copy of the Death Certificate.
- B. A copy of Letters Testamentary IF payments are to be issued to the estate of the deceased. Please include any Tax Identification Number, if applicable.
- C. A copy of the probated Will, with Final Decree and/or Order Admitting Will to Probate
- D. If the deceased owner had a Will that was probated in the county of his/her place of residence, **but** the county is **not** the location of the well(s), then the Will with the final decree attached should be filed of record in the County Clerk's office of any county(ies) in which a well(s) is located.

IMPORTANT - When requesting that a Will with Final Decree be filed of record in a county other than the county of residence, you **DO NOT** want to file the Will in the Probate Records, but rather in the Deed or Public Records of the county since the Will and Final Decree are being recorded for the same purpose as a deed or conveyance document, which is to transfer ownership from the decedent to the heirs.

[\(Download County Clerk Information Sheet\)](#)

1. Once the recorded document has been returned to you, send a **copy** to the Division Order Department for our files.
2. A second recorded **copy** of the Will and Final Decree should also be sent to the county appraisal district office for each county in which a well may be located in order to update the tax roles to reflect the change of ownership.

[\(Download the Appraisal District Information Sheet\)](#)

OPTION #2 DECEASED - INTESTATE (Without a Will OR the Will is not being admitted to probate)

FOLLOW THESE INSTRUCTIONS IF THE DECEDENT LEFT NO WILL OR THE ESTATE WAS TOO SMALL TO WARRANT THE EXPENSE OF PROBATING A WILL

- A. A copy of the Death Certificate.
- B. If the deceased owner had no Will OR the Will is not being admitted to probate, then any assets must be distributed in accordance with the Texas Laws of Descent and Distribution by use of an Affidavit of Heirship form, which requires that the assets of the deceased be passed down in a direct line within the family. **A Will is not effective to prove title to, or the right to possession of, any property disposed of by the will until the will is admitted to probate. In the event a Will is not probated, the descendant's property passes to his or her heirs under Texas Laws of Descent and Distribution as if he or she died without a will.**

- (1) The Affidavit of Heirship must be completed by a disinterested party, who is familiar with both the family and marital history of the deceased, but does not stand to benefit from the estate.
- (2) The Affidavit of Heirship must be prepared as accurately and with as much detail, as possible. Form attached herewith.

IMPORTANT - Please remember that you are creating a formal legal instrument and it is **illegal to misrepresent or to falsify information documented on the form.**

- (3) Once the Affidavit has been completed, it must be notarized and filed of record in the county(ies) where the well(s) are located. After the recorded heirship affidavit has been returned to you, send a recorded **copy** to the Division Order Department for our files.





COMING INTO MY MINERALS

- <http://valenceoperating.com/SampleMineralRoyaltyInterestDeed.pdf>

MINERAL AND ROYALTY INTEREST DEED

STATE OF TEXAS

COUNTY OF _____

KNOW ALL BY THESE PRESENTS:

That _____ of _____
 _____, _____ County, _____, hereinafter called Grantor (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valid consideration paid by _____ of _____ County, _____, hereinafter called Grantee, receipt and sufficiency of which as a full and adequate consideration for every interest, right and privilege granted herein is hereby acknowledged, have GRANTED, BARGAINED, SOLD AND CONVEYED, and do hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantee all of Grantor's undivided interest in and to all of the oil, gas, sulphur, and all other minerals whether similar or dissimilar, including but not limited to oil royalty, gas royalty, overriding royalty, working interest, and royalty in casinghead gas, gasoline, and royalty in any other mineral, on, in and under and that may be produced from the following described land situated in _____ County, State of Texas, described as follows: A _____ decimal interest in

Land Description

hereinafter called "Lands," together with the rights of ingress and egress, at all times for the purpose of drilling and exploring for, or mining for, producing, storing, treating and transporting oil, gas, sulphur and all other minerals, and of erecting any and all necessary structures for such drilling, mining, transporting and storing, and erecting any and all buildings necessary or incident to such operations, with the right to remove any and all property of whatever kind or character, placed on said premises, and any and all other rights necessary or incident to such operations.

Grantor agrees and covenants to execute such further assurances as may be necessary or requisite for the full and complete enjoyment of all the rights herein granted, and also agrees that Grantee shall have, and is hereby granted and given, the right at anytime to redeem for Grantor, by payment, any mortgages, taxes, or other liens on the above described lands, upon default in the payment thereof by Grantor, and that Grantee shall be subrogated to the rights of the holders thereof, but Grantee shall not be under any obligation to make such payment.

Grantee, or successors in title of Grantee, shall never be under any obligations, either express or implied, to drill or mine for oil, gas, sulphur or any other minerals, but such mining or drilling, both before and after production, shall be wholly at the option of said Grantee, or successors in title to Grantee.

This sale and grant is made subject only to any rights now existing in any lessee, or assigns, under any valid and subsisting oil, gas and mineral lease heretofore executed, covering the lands, or any part thereof, above described, duly and legally filed for record in said County, where the above described land is situated, and Grantee shall have and receive and enjoy the herein granted interest in and to all bonuses, rents, royalties, delay rentals, and all other benefits which may accrue thereunder, from and after the date hereof, just as if the Grantee herein had been at the date of the making of said lease, the owner of a similar interest in and to the land described in said lease, and the Grantee had been on of the lessors therein.

Grantor also grants, sells, conveys, assigns, and transfers to Grantee, and heirs, successors and assigns of Grantee, all grantor's interest in any production oil, gas or other minerals from the lands covered hereby prior to the date hereof, together with any such production of oil, gas or other minerals from the lands covered hereby prior to the date hereof, together with any such production in storage, tanks, and pipelines, and any and all sums of money, suspended runs or accounts of any type or character, due or owing to Grantor by any parties by reason of any such prior production. Grantor does hereby expressly authorize and direct the purchaser of the oil and or gas from the lands, or interests herein conveyed to pay the Grantee, their heirs or assigns, all of the proceeds that may accrue from the interest herein conveyed without further authorization from the Grantor and without the Grantor executing a transfer order or other similar instrument before payments are made to Grantee.





CONVEYING RIGHTS TO DRILL/EXPLORE

FLEET ENERGY

- Oil and Gas Lease
 - Every lease clause is negotiable.
 - Who is taking leases in your area.
 - What clauses and terms are they accepting.
 - What is that National Lease database for consideration, call NARO National office.
 - Who are your neighbors and what are they negotiating?
 - Do not be afraid to ask for the lease broker to take your request to their client.





CONVEYING RIGHTS TO DRILL/EXPLORE

- <https://assets.recenter.tamu.edu/documents/articles/229.pdf>

Hints on Negotiating an Oil and Gas Lease

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Judon Fambrough
Senior Lecturer and Attorney at Law

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Revised July 2015
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CONVEYING RIGHTS TO DRILL/EXPLORE

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- www.TexasFile.com

The screenshot shows the 'Texas File' website interface for searching records in Gaines County. At the top, there is a navigation bar with 'HELP', 'SEARCH', 'ABOUT', 'COVERAGE', 'TRACKING', and 'MY ACCOUNT \$93.75'. The main heading is 'Texas: Gaines County Clerk Records Search', with buttons for 'New Search', 'County Info', and 'Go To County'. Below this, there are search filters for 'Name/Number' and 'Legal/Ref'. The 'Name/Number' section includes fields for 'Name' (with 'Fleet' entered), 'Grantor/Grar', 'Instrument Number', 'Book' (set to 'All Books (default)'), 'Volume', and 'Page'. Each field has a 'Search' button. The 'Legal/Ref' section includes 'Start Date' (01/01/2008) and 'End Date' (07-05-2019). A list of 'Instrument Type' options is shown, including ABANDONMENT, ABSTRACT, ABSTRACT ASSIGNMENT, ABSTRACT OF JUDGEMENT, ACCEPTANCE, ACKNOWLEDGEMENT, and ADDENDUM. At the bottom, there are navigation icons, a 'Results for' label, and a footer with contact information for Texas File, including a phone number (214) 705-6400, email support@texasfile.com, and social media links for Twitter and LinkedIn.





CONVEYING RIGHTS TO DRILL/EXPLORE

FLEET ENERGY

Texas File

HELP SEARCH ABOUT COVERAGE TRACKING MY ACCOUNT \$93.75

Type	Date Filed	# Bk Vol-Pg	Grantor	Grantee	Legal Desc. (show all)
<input type="checkbox"/> AFFIDAVIT	12/05/2018	7272 OPR N/A - N/A	<ul style="list-style-type: none"> MILLER PATRICIA A MILLER MICHAEL D FLEET MORTGAGE CORP 	<ul style="list-style-type: none"> MILLER PATRICIA A MILLER MICHAEL D 	(see reference) <ul style="list-style-type: none"> Survey Name: PSL Section: 18 Subdivision: PLATEAU HEIGHTS Block: C44
<input type="checkbox"/> MEMO	07/11/2018	4328 OPR N/A - N/A	<ul style="list-style-type: none"> FLEET FAMILY MINERAL PROPERTIES INC 	<ul style="list-style-type: none"> RING ENERGY INC 	(see reference) <ul style="list-style-type: none"> Survey Name: PUBLIC SCHOOL LANDS Section: 22 Block: A-22
<input type="checkbox"/> NAME CHANGE	02/13/2017	1076 OPR N/A - N/A	<ul style="list-style-type: none"> FLEET DICKEY MINERAL PROPERTIES LLC DICKEY ALICE J FLEET DICKEY WORKING INTEREST PROPERTIES LLC 	<ul style="list-style-type: none"> PUBLIC 	(see reference) <ul style="list-style-type: none"> Survey Name: W T RR CO Section: 158 Block: G Acres: 120.00
<input type="checkbox"/> QUIT CLAIM DEED	12/31/2015	6813 OPR N/A - N/A	<ul style="list-style-type: none"> FLEET JAMES WALTER FLEET JAMES W FLEET EDITH FLEET EDITH S 	<ul style="list-style-type: none"> FLEET JAMES W FLEET EDITH 	(see reference) <ul style="list-style-type: none"> Survey Name: PSL Section: 6 Block: C37 Abstract Number: 704
<input type="checkbox"/> OIL GAS OR MINING LEASE	05/02/2014	2424 OPR - N/A	<ul style="list-style-type: none"> FLEET FAMILY MINERAL PROPERTIES INC 	<ul style="list-style-type: none"> NOBLE ENERGY INC 	(see reference) <ul style="list-style-type: none"> -





CONVEYING RIGHTS TO DRILL/EXPLORE

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- <http://www.utlands.utsystem.edu/Content/Documents/Contracts/LeaseAgreement48.pdf>

UL Lease Form #48
Updated 08/2017

OIL AND GAS LEASE [UL Lease #####]

This Oil and Gas Lease (this "Lease") is approved by the Board for Lease of University Lands for the lease of Permanent University Funds ("PUF") lands and is effective and entered into on [Month, Day, Year] (the "Effective Date") between the State of Texas, acting by and through University Lands or its authorized designees (collectively, "Lessor") whose address is 704 West Dengar Avenue, Midland, Texas 79702-0553 and [Insert Lessee Legal Name] ("Lessee"), whose address is [Insert Lessee Address]. Lessee submitted a bid for this Lease pursuant to the laws and rules governing PUF lands and University Lands Lease Sale Notice #[_____]. By executing this Lease, Lessee agrees to be bound by the terms and conditions of this Lease, the conditions set forth in University Lands Lease Sale Notice #128, and the Directives (a term specifically defined in Section 18 that broadly refers to certain laws and regulations, provisions of the Texas Education Code, Rules of the Board for Lease of University Lands, and policies and procedures of University Lands). Capitalized terms have the meanings ascribed to them in this Lease and are collectively listed in Section 18 below.

For good and valuable consideration, the receipt and sufficiency of which are mutually acknowledged, Lessor and Lessee agree as follows:

- 1. GRANTING CLAUSE; RESERVATION.** Lessor demises, grants, and lets to Lessee (i) the exclusive right to produce and take Produced Substances from the Leased Premises (as defined in Section 2 below), and (ii) the non-exclusive right to conduct geophysical, geological, or seismic surveys on, over, under, through, and across the Leased Premises. Lessor expressly reserves the right to grant third parties the same non-exclusive rights listed in Subsection 1.(ii) as long as such third party activities do not unreasonably interfere with Lessee's activities on the Leased Premises. Lessee takes this Lease subject to all encumbrances and agreements of record, including but not limited to surface agreements, commercial leases, rights of way, easements, geophysical and geochemical exploration permits, existing as of the Effective Date.
- 2. TERM.** This Lease commences on and will be effective for three (3) years from the Effective Date (the "Primary Term"), and, unless otherwise terminated under the provisions in this Lease, will remain in effect either (i) as long thereafter as Produced Substances are produced in Paying Quantities from the land described below (the "Leased Premises"), or (ii) this Lease is otherwise maintained in effect by the provisions herein:

Part/Section	Block	Grantee	Acres	County
		State of Texas		

- 3. ROYALTY.** Lessee will pay or cause to be paid to Lessor a monetary royalty payment of [_____] of the Market Value of Gross Production of all Produced Substances. Monetary royalties are the default form of royalty payment due under this Lease. Lessor has the right, at Lessor's sole election, to take its royalty share in kind pursuant to Section 3.c. below. Royalties are due to Lessor free of any and all deductions and will never bear or be charged with any Costs or Expenses, either directly or indirectly, and whether such charges are characterized as production or post-production





CONVEYING RIGHTS TO DRILL/EXPLORE

- Upon request, the TLMA Oil and Gas Lease Form is available to any member in good standing in at least their second year of membership in TLMA or upon acceptance as a member of TLMA at the \$250 level or greater in the first year of membership.
- www.tlma.org



TEXAS LAND & MINERAL
OWNERS ASSOCIATION

PROTECTING AND ENHANCING PRIVATE PROPERTY RIGHTS





CONVEYING RIGHTS TO DRILL/EXPLORE

FLEET ENERGY

- <http://www.utlands.utsystem.edu/Content/Documents/MineralGift/03-memorandum.pdf>

MEMORANDUM OF OIL AND GAS LEASE NO.

STATE OF §
 COUNTY OF §

Oil and Gas Lease (the "Lease"):

Owner: BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM
Owner's Address: Fund
 Trust Minerals
 P. O. Box 551
 Midland, Texas 79702

Lessee:
Lessee's Address:

Effective Date:

Term: _____ () years and for so long thereafter as oil or gas is produced in paying quantities from the Leased Premises, or land pooled therewith as permitted in the lease, with royalties being timely and properly paid.

Depths: All

Leased Premises:

The Lease grants to Lessee during the term of the Lease Owner's interest in and to the oil and gas in, on, and under the Leased Premises for the purpose of investigating, exploring, prospecting, drilling, mining, and operating for and producing oil and gas. This Memorandum of Oil and Gas Lease is executed by Owner and Lessee and placed of record in the county in which the Leased Premises are located solely for the purpose of giving notice of the existence of the Lease.

LESSEE:

By: _____

THE STATE OF TEXAS §
 COUNTY OF MIDLAND §

This instrument was acknowledged before me on the _____ day of _____, 2016, by Richard Brantley, Executive Director, of University Lands on behalf of the Board of Regents of the University of Texas System.

THE STATE OF TEXAS §
 COUNTY OF §

This instrument was acknowledged before me on the ____ day of _____, 2016, by _____ of _____, on behalf of _____.

OWNER:

BOARD OF REGENTS OF THE UNIVERSITY OF TEXAS SYSTEM

By: _____
 Richard Brantley
 Executive Director

 Notary Public, State of Texas

 Notary Public, State of Texas





CONVEYING RIGHTS TO DRILL/EXPLORE

- http://www.utlands.utsystem.edu/Content/Documents/Contracts/PSA_Sample.pdf

PRODUCTION SHARING AGREEMENT #1234
COMPANY
 WELL NAME & #
 COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF §

The Commissioner of the General Land Office, on behalf of the State of Texas (collectively referred to as “Lessor” or “the State”), as approved by the Board for Lease of University Lands (the “Board,” with the State and the Board referred to collectively as “University Lands”) whose address is 704 W Dengar Avenue, Midland, Texas 79705, owns an interest in the oil, gas and other minerals in and under the Oil and Gas Leases (“Lease” or “Leases”) described in the attached Exhibit “A” (the “Subject Lands”), and **COMPANY**, (“Lessee”), whose address is **ADDRESS**, is the owner of the Leases herein described, collectively, the “Interest Owners” or individually an “Interest Owner”, do hereby enter into this Production Sharing Agreement (“Agreement”) concerning their interest in the oil, gas and mineral leases, minerals, royalties and/or executive rights in and under the Subject Lands on the terms set forth herein;

The Interest Owners wish to encourage further development of the Subject Lands via the drilling of the **WELL NAME & #** Well (“Sharing Well”), as a horizontal oil or gas well as shown on Exhibit “B”, which will traverse the Subject Lands in order to:

- a) prevent physical and economic waste and the drilling of unnecessary wells, and increase the ultimate recovery of oil and/or natural gas from the Leases; and
- b) protect the correlative rights of all Interest Owners so that each may receive a fair share of the oil and/or gas production in and under the Leases;





GETTING PAID - ROYALTIES

- This is what it is about, Right...
- Simple, lease signed, well drilled and completed, now where is my royalty check?
- Division Orders, Transfer Orders, Suspended Funds, Title Requirements can be a hang up to getting paid.





GETTING PAID - ROYALTIES

- Can a Division Order amend or change my Lease?
- NO..... However, how clear is your lease on “market value”?
- Texas Natural Resource Code Section 91.402 subsection (i):
“A division order may be used to clarify royalty settlement terms in the oil and gas lease. With respect to oil and/or gas sold in the field where produced or at a gathering point in the immediate vicinity, the terms "market value," "market price," "prevailing price in the field," or other such language, when used as a basis of valuation in the oil and gas lease, shall be defined as the amount realized at the mouth of the well by the seller of such production in an arm's-length transaction.”
- USE the National Association of Division Order Analyst (NADOA) Standard Division Order. It meets the requirements of NRC, while not allowing for the potential of “clarify”ing your royalty payment.





GETTING PAID - ROYALTIES

- https://www.nadoa.org/forms/div_ord.pdf

NADOA Model Form Division Order (Adopted 9/95 - Amended 1/17)

OIL & GAS DIVISION ORDER

Property Number: _____ Date Prepared: _____
 Property Name: _____ Effective Date: _____
 Operator: _____
 County/State: _____
 Property Description: _____
 Production: Oil ____ Gas ____ Other ____

Owner Name:		Owner Number:	
Address:		Type of Interest:	
Phone #:		Interest:	

The undersigned certifies the ownership of their decimal in production or proceeds as described above payable by _____ (Payor).

Payor shall be notified, in writing, of any change in ownership, decimal interest, or payment address. All such changes shall be effective the first day of the month following receipt of such notice.

Payor is authorized to withhold payment pending resolution of a title dispute or adverse claim asserted regarding the interest in production claimed herein by the undersigned.

The undersigned agrees to indemnify and reimburse Payor any amount attributable to an interest to which the undersigned is not entitled.

Payor may accrue proceeds until the total amount equals \$ _____, or pay _____, whichever occurs first, or as required by applicable state statutes.

This Division Order does not amend any lease or operating agreement between the undersigned and the lessee or operator or any other contracts for the purchase of oil or gas.

In addition to the terms and conditions of this Division Order, the undersigned and Payor may have certain statutory rights under the laws of the state in which the property is located.

Special Clauses:

Owner:		Witness:	
Owner(s) Signature: _____		Witness Signature: _____	
Print Name and Title: _____		Witness Name: _____	
Owner(s) Tax ID/SS No: _____		Witness Telephone No: _____	
Owner(s) Telephone No: _____		Witness Address: _____	
Owner(s) FAX Telephone No: _____			
Owner(s) Email Address: _____		Witness Email Address: _____	

FEDERAL LAW REQUIRES YOU TO FURNISH YOUR SOCIAL SECURITY OR TAXPAYER IDENTIFICATION NUMBER. FAILURE TO COMPLY WILL RESULT IN TAX WITHHOLDING IN ACCORDANCE WITH FEDERAL LAW, WHICH WILL NOT BE REFUNDABLE BY PAYOR.

Many Payors use a version of the NADOA form, with the “total amount equals \$100” and language that this amount can be reduced to \$25 if submitted in writing. Strike the \$100 and write in \$25. Along with written notice given.





GETTING PAID - ROYALTIES

- <http://www.nadoa.wildapricot.org/resources/M%20and%20A/Royalty%20Owner%20Relations%202019.pdf>

Royalty Owner Relations

ADA CRUDE OIL COMPANY

ADAMS RESOURCES & ENERGY, INC.
ADAMS RESOURCES EXPL. CORP.
GULFMARK ENERGY, INC.
P.O. Box 844
Houston, TX 77001
www.adamsresources.com/contact.html

Phone: (713) 881-3645
Fax:

ADVANTAGE OIL & GAS, LTD

700, 400-5 Avenue SW
Calgary, Alberta T2P 0L6

Phone:
Fax: (403) 262-0723

AERA ENERGY, LLC

P.O. Box 11164
Bakersfield, CA 93389-1164

Phone: (661) 665-5000
Fax:

AIKMAN BROTHERS, LLC

CAMBELBACK, L.P.
EL TERIOC, LLC

Phone:
Fax:

AMERICAN CENTRAL GAS COMPANIES, INC.

6655 South Lewis
Tulsa, OK 74136-1060

Phone: (918) 481-6363
Fax:

ANADARKO PETROLEUM CORP.

ANADARKO E & P CO LP
HOWELL PETROLEUM CO.
KERR-MCGEE OIL & GAS ONSHORE, INC.
P.O. Box 1330
Houston, TX 77251-1330
www.anadarko.com/About/Pages/ContactUs.aspx

Phone: (800) 359-1692
Fax:





GETTING PAID - ROYALTIES

- Okay, I sent in my Division Order and I know the well has been producing for more than 120 days and I am not getting paid, now what?
 - Contact the Royalty Relations Department of the payor and find out way. If there is not a response, sent them a certified letter asking why.
 - It could be that you are suspended due to a title issue and the Drilling Title Opinion came back with requirements the operator or payor felt necessary to clear before payment is made.
 - Make sure to ask for a copy of the title opinion in so far as it covers your interest, so that you can properly understand the title requirements.
 - Recently, a lot of this is taken care of prior to sending you the leasing bonus. I have seen companies take 30 days to run title prior to paying the bonuses.
 - My recent experience is there is a misunderstanding of the division of interest in how it came down the generations in my family or an ancillary probate was requested in another state.





GETTING PAID - ROYALTIES

- Stipulation and Cross Conveyance:

STIPULATION OF INTEREST

KNOW ALL MEN BY THESE PRESENTS:

THAT WHEREAS some doubt or uncertainty may exist as to the ownership of the parties hereto and it is the desire of the undersigned to clarify the ownership of oil and gas and other minerals underlying the following described lands in Stephens County, State of Oklahoma, to-wit:

NE/4 NE/4 NW/4 and W/2 NE/4 NW/4 and E/2 NW/4 NW/4 and S/2 NW/4 of Section 15, Township 1 North, Range 5 West, containing 130 acres, more or less.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby stipulate and agree that the ownership of all oil, gas and other minerals in and under the above described land is as follows:

	Fractional Interest	Mineral Acres
Fleet Family Mineral Properties, Inc. PO Box 703908, Dallas, TX 75370-3908	30/216 th	18.0555
Fleet Dickey Mineral Properties, LLC 5110 N. 40 th Street, Suite 252 Phoenix, AZ 85018	45/216 th	27.0833
W.B. Osborn Oil & Gas Operations PO Box 8C San Antonio, TX 78217	39/216 th	23.4722
Osborn Heirs Company PO Box 17968 San Antonio, TX 78217	39/216 th	23.4722
Barrett Oklahoma Interests Ltd PO Box 171190 San Antonio, TX 78217	39/216 th	23.4722

TO EFFECTUATE THE PURPOSE OF THIS AGREEMENT, each of the parties hereto does hereby grant, bargain, sell, quit claim and convey each to the other, any interest they may own in the oil, gas and other minerals underlying the above described land inconsistent with the foregoing Stipulation of Interest.

THIS STIPULATION shall be binding upon the parties hereto and their successors and assigns.

THIS AGREEMENT may be executed in counterpart, but shall nevertheless constitute one agreement.

EXECUTED this ____ day of August, 2015

Fleet Family Mineral Properties, Inc.

Fleet Dickey Mineral Properties, LLC

X _____
John J Fleet, II, President

X _____
John J Fleet, III, Managing Member

W. B. Osborn Oil & Gas Operations

Barrett Oklahoma Interests Ltd.

X _____

X _____





GETTING PAID - ROYALTIES

- <https://eforms.com/download/2017/01/Texas-Quit-Claim-Deed-Form.pdf>

Prepared By

Name: _____
 Address: _____
 State: _____ Zip Code: _____

After Recording Return To

Name: _____
 Address: _____
 State: _____ Zip Code: _____

Space Above This Line for Recorder's Use

TEXAS QUIT CLAIM DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS

_____ COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of _____ (\$ _____) in hand paid to _____, a _____, residing at _____, County of _____, City of _____, State of _____ (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to _____, a _____, residing at _____, County of _____, City of _____, State of _____ (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in _____ County, Texas, to-wit:

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

 Grantor's Signature

 Grantor's Name

 Address

 City, State & Zip

 Grantor's Signature

 Grantor's Name

 Address

 City, State & Zip

In Witness Whereof,

 Witness's Signature

 Witness's Name

 Address

 City, State & Zip

 Witness's Signature

 Witness's Name

 Address

 City, State & Zip

STATE OF TEXAS)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that _____ whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this ____ day of _____, 20__.

 Notary Public

My Commission Expires: _____





GETTING PAID - ROYALTIES

- <http://www.cogc.com/wp-content/uploads/20170918-Affidavit-of-Heirship-Texas.pdf>

AFFIDAVIT OF DEATH AND HEIRSHIP

STATE OF _____ §
 COUNTY OF _____ §
 _____ of _____
 (Name of Person Giving Information) (City, State)

Being of lawful age, being first duly sworn according to law, on oath says:
 That the information set forth herein constitutes a true, correct and complete statement of the family history of the person hereinafter named as "Decedent" (deceased person) and of the estate of such Decedent.

Name of Decedent _____

Date of Death _____ What was Decedent's state of residence at the time of death? _____

Did Decedent leave a Will? Yes ___ No ___ Unk ___ If yes, has the Will been probated? Yes ___ No ___ Unk ___

If not, have any other administrative proceedings been initiated on Decedent's estate? Yes ___ No ___ Unk ___

If a probate or other administrative proceeding has occurred please provide the following information:
 Where (City, State)? _____

Appx when: _____ Case Number if known? _____
 (Attach copy of Letters Testamentary, Will, Order Admitting Will to Probate and Final Decree as Exhibit "B")

Was the property listed on Ex "A" acquired by gift or inheritance? Yes ___ No ___ Unk ___ If no, date acquired: _____

Are there any outstanding debts, liens, suits, or judgments against the Decedent's estate? Yes ___ No ___ Unk ___
 If so, will the estate be sufficient in your opinion to cover such debt, lien, suit, or judgment? Yes ___ No ___ Unk ___

At the time of death was Decedent: Married ___ Single ___ Widowed ___ Divorced ___

If married, Spouse's full name is: _____ Now Alive? Yes ___ No ___ Unk ___

Spouse's Last known Address or State of Residence: _____

Was Decedent married more than once? Yes ___ No ___ Unk ___ If yes, provide the following information:

1.	Name of Spouse	Now Living?	Divorced?	Appx Date of Death/Divorce	Last known Address or State of Residence
2.					

If Decedent had any children by any spouse, provide the following information:

Name of Child 1:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	
Name of Child 2:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	
Name of Child 3:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	
Name of Child 4:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	
Name of Child 5:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	
Name of Child 6:					
Appx Age or Birth Date	Alive?	Date of Death, if dead	Last Known Address or State of Residence	By which Spouse?	





OTHER DOCUMENTS

- Provided by the seismic company

**PROSPECT: SOUTH PASS 3-D
PERMIT 2035
7/23/2017**

**Fleet Energy Co., LLC
P.O. Box 6353
Kingwood, TX 77325**

Quantum Geophysical, Inc. and/or its assigns hereby requests your permission to conduct a seismographic survey, including the right to ingress and egress for such purposes, across your mineral interest in Gaines County, Texas and more fully described below:

640 acres more or less in Section 246, Block G, W.T. Ry. Company Survey. Abstract 883

This permit shall include any mineral interests you own within the boundaries of this seismic survey, including but not limited to, the mineral interests described above.

Our operations will be conducted in accordance with standard industry practices and in a prudent and careful manner, and we agree to indemnify and hold you harmless from all liability claims, if any, that may result from the operations conducted under this permit. In the unlikely event that this survey is cancelled or moved, we will notify you and this permit shall become null and void.

Upon granting your permission, by signing this permit form in the space provided below, please return one copy of executed permit in the enclosed envelope.

Permittee represents that he/she has full legal authority to grant permission for entry to the above-described lands for the purpose of conducting the requested survey.

Permit Agent

Permission Granted By:

Fleet Energy Co., LLC

By: John J. Fleet, III
Title:

Date: _____

Your current telephone number: _____





OTHER DOCUMENTS


- Surface or Surface and Mineral Owner
 - Consider hiring an attorney to make sure your surface property is adequately protected and your being properly compensated for temporary access.
 - Permits for temporary surface access can include a term and a granting clause.
 - EXAMPLE of option to lease in a Seismic Permit:
 - Within __days following the expiration of the Term, Operator shall have the option, exercisable at its sole discretion, to purchase an Oil and Gas Lease (the “Lease”) covering all or a portion of the Land for the bonus consideration of \$__ per net mineral acre to be covered by the Lease (the “Bonus”). The Bonus shall be proportionately reduced to the actual mineral interest Owner owns in the Land (or portions of the Land) included in the Lease. This Lease will provide for a ____ royalty and a ____ primary term...
 - University Lands Permit Application indicates the fee schedule for running seismic on their lands:
 - 2D \$2,400/mile
 - 3D \$16/acre
 - Microseismic \$500/mile





OTHER DOCUMENTS

- <https://freelegalforms.uslegal.com/easements/access-to-property/>



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Access To Property

Indexing Instructions:


[EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY](#)

FOR AN IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, _____ ("Grantor") hereby grants and conveys to _____, ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the property described on the attached Exhibit "A", hereto and incorporated herein by reference ("Property").


1. Grant. The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.
2. Streets. The Grantee may construct a permanent street or road on the Property.
3. Failure to Improve. If the Grantee or its successors or assigns should fail to construct a permanent street or road allowing access to Grantee's property within ____ months from the date hereof, all right, title and interest in and to the Easement described herein shall immediately revert to the Grantor, its successors or assigns.
4. No Interference. Grantor shall not interfere with the Grantee's construction of such permanent street or road within the Easement.
5. Termination. This Easement shall be terminated at any time by an instrument executed for such purpose and signed by the parties.
6. Amendment. This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner of the Property and the Easement.


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Connection Secured





Rating: A+

Gold Award 2006-2016-0
BEST Legal Forms Company





OTHER DOCUMENTS

- <http://www.utlands.utsystem.edu/Content/Documents/Operations/Rate Damage Schedule.pdf>



RATE AND DAMAGE SCHEDULE

THE UNIVERSITY OF TEXAS SYSTEM
 UNIVERSITY LANDS
 P. O. BOX 553
 MIDLAND, TEXAS 79702-0553
 (432) 684 – 4404
 Website Link:
<http://www.utlands.utsystem.edu>

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UNIVERSITY LANDS RATE AND DAMAGE SCHEDULE

- I. WELL LOCATIONS AND OIL & GAS LEASE APPURTENANCES
- The location fee (damages) must be paid before any construction begins.
 - The location fee includes damages exclusively on the applicable company oil/gas lease for well location, tank battery on existing well pad, flow-lines, power lines, etc. and use of existing roads for ingress/egress.
 - Damaged area includes pads, drilling/reserve pits, laydown area, etc.
 - All other appurtenances (e.g., tanks located off well pad, meters, flow-lines, power lines, etc.) will require easements or commercial surface leases if benefiting more than one oil & gas lease.
 - Caliche is not included in the location fee. Any caliche taken from University land, other than reclaimed caliche, requires a payment for consideration. (See page 3, II. Material Sales)
 - Any new road access to a location requires a damage payment. (See page 5, V. Roads and Road Easements)
 - Royalty due on oil and gas lease includes all product released to the ground surface, vented, or flared.
 - **ADVANCE NOTIFICATION to the University Lands Designated Field Representative is REQUIRED BEFORE ANY WORK IS INITIATED.** Failure to properly notify University representative may subject operator to a penalty of a minimum of \$3,000 per occurrence.
 - **LOCATION FEES ARE BASED ON TOTAL MEASURED DEPTH INCLUDING HORIZONTAL SECTION OF THE WELLBORE.**

A. New Location - Including Multiple Wellbores on Same Pad

	Damages
1. Less than 4,000 feet measured depth (up to 90,000 sq. ft. damaged area)	\$7,200.00
2. 4,000 feet to 7,999 feet measured depth (up to 140,000 sq. ft. damaged area)	\$11,200.00
3. 8,000 feet to 13,000 feet measured depth (up to 200,000 sq. ft. damaged area)	\$16,000.00
4. Greater than 13,000 feet measured depth (up to 250,000 sq. ft. damaged area)	\$20,800.00
5. Each additional wellbore located on the same well pad	\$5,600.00

B. Re-Entry (New University Lease)

	Damages
1. Less than 4,000 feet measured depth (up to 90,000 sq. ft. damaged area)	\$3,600.00
2. 4,000 feet to 7,999 feet measured depth (up to 140,000 sq. ft. damaged area)	\$5,600.00
3. 8,000 feet to 13,000 feet measured depth (up to 200,000 sq. ft. damaged area)	\$8,000.00
4. Greater than 13,000 feet measured depth (up to 250,000 sq. ft. damaged area)	\$10,000.00

EFFECTIVE February 12, 2019

This schedule supersedes all previous Rate and Damage Schedules





OTHER DOCUMENTS



- <https://www.rocketlawyer.com/sem/special-warranty-deed.r/#/>

ROCKETLAWYER
(877) 881-0947 or [HELP](#)

MAKE YOUR FREE

Special Warranty Deed

Texas ▼

Make document

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

DRAFT

WHEN RECORDED RETURN TO:

SPECIAL WARRANTY DEED

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Answer a few simple questions to make your document in minutes



Save, print & share

Save progress and finish on any device, download & print anytime



Sign & make it legal

Securely sign online and invite others to sign

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

SPECIAL WARRANTY DEED

THE GRANTOR(S), for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S): the following described real estate, situated in _____, _____, in the County of _____, State of _____:

Legal Description:

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: _____



OTHER DOCUMENTS



- <http://www.utlands.utsystem.edu/Content/Documents/Contracts/OGLEaseRelease.pdf>

THE STATE OF TEXAS §
§
COUNTY OF §

RELEASE OF OIL AND GAS LEASE

_____ (“Releasor”), the owner of the leasehold interest under Oil and Gas Lease No. ____ (the “Lease”) dated _____, by and between the State of Texas and the Board for Lease of University Lands (“Lessor”) and _____ (“Lessee”) in accordance with the provisions of the Lease and *Texas Education Code* Section 66.76, hereby relinquishes and releases all rights to the Lease owned by Releasor, insofar as such rights relate to the following lands in _____ County, Texas:

(description)

IN WITNESS WHEREOF, the undersigned owner(s) and Releasor(s) has/have signed this instrument this the ____ day of _____, 201__.

type name

type name

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF §

This instrument was acknowledged before me on the _____ day of _____, 201__, by _____.

Notary Public
Notary's Name: _____
My commission expires: _____

CORPORATE ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF §

This instrument was acknowledged before me on the _____ day of _____, 201__, by _____ of _____, a Texas corporation, on behalf of said corporation.

Notary Public
Notary's Name: _____
My commission expires: _____





NARO FOUNDATION CMM AFFIDAVIT

- <https://www.naro-us.org/resources/CMM/2018%20NEW%20CMM/FORMS/CMM%20AFFIDAVIT%20OF%20ATTENDANCE.PDF>



AFFIDAVIT OF ATTENDANCE CMM EDUCATION CREDIT Convention / Seminar / Workshop / Event

Name: _____ Email: _____
(Please print) (Please print)

Mailing Address: _____

City | ST | ZIP : _____

Phone: (____) _____ Cell: (____) _____ Fax: (____) _____

Company/Family Trust: _____

NARO Membership Number: _____ (if known)

PLEASE NOTE THE FOLLOWING:

- For **each** convention / seminar / workshop / event attended, **please complete separate forms**. Additional affidavit forms are available from the NARO website: www.naro-us.org
- Attach a Program Schedule from Non-NARO sponsored event which includes the date, seminar content and speakers.
- A list of approved events and pre-approved credits is maintained on the NARO website CMM page.
- A form is also available for requesting an evaluation of an event 30 days prior to attending.

Credits Requested _____ *(To determine, please see table)*

Event Name _____ Event Location (City/State) _____

Event Sponsor (Example NARO, AAPL, NADDOA) _____

Date(s) of event _____ Start and End times of event _____

(Signature)

(Date)

Please return this form with attachments to:

NARO Foundation – CMM Registrar

15 W. 6th Street, Suite 2626 | Tulsa, OK | 74119

Phone: (918) 794-1660 | Fax: (918) 794-1662 | registrar@naro-us.org

8 credits maximum for NARO National Convention
 7 credits first CMM Review Course - 3 Credits subsequent
 7 credits maximum for NARO State Convention
 6 credits maximum for related professional events
 3 credits maximum for one full-day approved event
 1 credit for one half-day approved event
 1 credit for approved Ethics Class
 TBD credits if unknown

Note: Listed credits in the table are the maximum allowed. Actual credits awarded will depend on the educational content relevant to the CMM program at the event you attended. A list of approved events and pre-approved credits is maintained on the NARO website CMM page. A form is also available for requesting an evaluation of an event 30 days prior to attending.

OFFICE USE ONLY

Credits Approved: _____ Ethics Credits Approved: _____

CMM Certification Committee by: _____ Date: _____





WEBSITE / DOCUMENT RECAP

Coming into my Minerals

eForms.com – Wills	https://eforms.com/wills/texas-last-will-and-testament-template/
12Law.com – Wills	https://www.12law.com/engine/start.aspx?rgp_key=5cf3ce3e-7053-47a4-b32d-0f874f5422e3&lab_key=02c94b5c-d22e-4e46-b7ed-d86f21c46a03&gclid=Cj0KCQjwyLDpBRCxARIsAEENsrJxKNtpHIRFVSkQTcT62Bfj9-E-FSAaWrx0HrNL5VZGr0VWwgkyS1EaAmyOEALw_wcB
eForms.com – Trust	https://eforms.com/living-trust/tx/texas-revocable-living-trust-form/
Valence Operating – Ownership Transfer	http://valenceoperating.com/OwnershipInheritwInstr.pdf
Valence Operating – Mineral Deed Sample	http://valenceoperating.com/SampleMineralRoyaltyInterestDeed.pdf

Conveying Rights to Drill/Explore/Produce

TAMU Judon Fambrough Lease Negotiation	https://assets.recenter.tamu.edu/documents/articles/229.pdf
Texas File county search on leases filed	www.TexasFile.com
University Lands System OG Lease	http://www.utlands.utsystem.edu/Content/Documents/Contracts/LeaseAgreement48.pdf
Texas Land & Mineral Association Lease offer to members	www.tlma.org
University Lands System Memo of OGL	http://www.utlands.utsystem.edu/Content/Documents/MineralGift/03-memorandum.pdf
University Lands System Production Sharing Agreement	http://www.utlands.utsystem.edu/Content/Documents/Contracts/PSA_Sample.pdf



WEBSITE / DOCUMENT RECAP

Getting Paid – Royalties

NADOA – Division / Transfer Order	https://www.nadoa.org/forms/div_ord.pdf
NADOA – Royalty Relations Directory	http://www.nadoa.wildapricot.org/resources/M%20and%20A/Royalty%20Owner%20Relations%202019.pdf
Stipulation of Interest in download	www.FleetEnergyco.com
eForms.com – Quit Claim Deed	https://eforms.com/download/2017/01/Texas-Quit-Claim-Deed-Form.pdf
Citation Oil & Gas Co. – Affidavit of Heirship	http://www.cogc.com/wp-content/uploads/20170918-Affidavit-of-Heirship-Texas.pdf

Other Documents

Seismic Permit Minerals Only in download	www.FleetEnergyco.com
UsLegal.com – Easement	https://freelegalforms.uslegal.com/easements/access-to-property/
University Lands – Surface Damage Schedule	http://www.utlands.utsystem.edu/Content/Documents/Operations/Rate_Damage_Schedule.pdf
eForms.com – Warranty Deed	https://eforms.com/deeds/tx/
Rocket Lawyer – Special Warranty Deed	https://www.rocketlawyer.com/sem/special-warranty-deed.rl#/
University Lands – Oil & Gas Lease Release	http://www.utlands.utsystem.edu/Content/Documents/Contracts/OGLeaseRelease.pdf
NARO – CMM Affidavit of Attendance	https://www.naro-us.org/resources/CMM/2018%20NEW%20CMM/FORMS/CMM%20AFFIDAVIT%20OF%20ATTENDANCE.PDF

This Presentation
Can be Found at www.FleetEnergyCo.com



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