



THE STATE OF OKLAHOMA

COUNTY OF PITTSBURG

GENERAL WARRANTY DEED

I-2025-011112 Book 2813 Pg 563
12/29/2025 8:16am Pg 0563-0567
Fee: \$26.00 Doc: \$22,500.00
Hope Trammell - Pittsburg County Clerk
State of OK JK

Return to:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File # 210262461024

THAT THE UNDERSIGNED, Brian M. Weaver and Bradley M. Weaver, as Successor Co-Trustee(s), of The James and Virginia Weaver May 29, 2009 Revocable Living Trust, 423 South Van Buren Street, Kiowa, OK 74553, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD AND CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto Emerald ProjectCo Inc., a Delaware corporation, 620 FM 1033, Childress, TX 79201, herein referred to as "Grantee", whether one or more, all of Grantor's interest in the real property described as follows (the "Property"):

Tract 1

BEING a 178.96 acre tract in Pittsburg County, Oklahoma, situated in the Southwest-Quarter (SW/4) of Section 26 and the Southeast-Quarter (SE/4) of Section 27, Township 3 North, Range 13 East, Indian Principal Meridian, Pittsburg County, Oklahoma, and said 178.96 acre tract being further described by metes and bounds as follows: BEGINNING at a Brass Capped Monument Found for a Corner of this tract, same being the Southwest Corner of said Section 26, same being the Northwest Corner of a 64.91 acre tract, as described in Book 2593, Page 689, Deed Records of Pittsburg County, Oklahoma; THENCE S. 88°48'09" W. - 1603.51 feet along the South line of said Section 27 to a 1/2 Inch Iron Rod with Cap marked "CA8646" Set in the South line of said Section 27 for the Southwest Corner of this tract; THENCE N. 28°22'07" E. - 1520.73 feet to a 1/2 Inch Iron Rod with Cap marked "CA8646" Set for the most Westerly Northwest corner of this tract, same being the Southwest Corner of a 12.20 acre tract, as described in Book 2634, Page 610, Deed Records of Pittsburg County, Oklahoma; THENCE N. 88°46'25" E. - 853.64 feet along the South line of said 12.20 acre tract to a 1/2 Inch Iron Rod with Cap marked "CA8646" Set in the West line of said Section 26 for an internal "ell" Corner of this tract, same being the Southeast Corner of said 12.20 acre tract; THENCE N. 1°10'34" W. - 1323.14 feet along the West line of said Section 26 and the East line of said 12.20 acre tract and a 3.20 acre tract, as described in Book 2634, Page 610, Deed Records of Pittsburg County, Oklahoma, to a 5/8 Inch Iron Rod Found for the most Northerly Northwest Corner of this tract, same being the North Corner of said 3.20 acre tract; THENCE N. 88°50'04" E. - 2636.96 feet to a 1 Inch Iron Rod Found for the Northeast Corner of this tract, same being the Northwest Corner of a 154.64 acre tract, as described in Book 2016, Page 413, Deed Records of Pittsburg County, Oklahoma; THENCE S. 1°07'50" E. - 502.63 feet along the West line of said 154.64 acre tract to a 1/2 Inch Iron Rod with Cap marked "CA8646" Set in the Northwest Right-of-Way line of South U.S. Highway 69 for a Corner of this tract;

THENCE S. 18°04'40" W. - 584.23 feet with the Northwest Right-of-Way line of said South U.S. Highway 69 to a Concrete Monument Found for a Corner of this tract;
THENCE S. 18°16'40" W. - 1688.78 feet continuing with the Northwest Right-of-Way line of said South U.S. Highway 69 to a 1/2 Inch Iron Rod Found in the South line of said Section 26 for the Southeast Corner of this tract, same being the Northeast Corner of said 64.91 acre tract;
THENCE S. 88°50'50" W. - 1881.47 feet with the South line of said Section 26, and the North line of said 64.91 acre tract to the POINT OF BEGINNING and containing 178.96 acres of land, more or less.

Tract 2

BEING a 7.70 acre tract in Pittsburg County, Oklahoma, situated in the Southwest-Quarter (SW/4) of Section 26, Township 3 North, Range 13 East, Indian Principal Meridian, Pittsburg County, Oklahoma, and said 7.70 acre tract being further described by metes and bounds as follows:
BEGINNING at a 1/2 Inch Iron Rod with Cap marked "CA8646" Set in the East right-of-Way line of South U.S. Highway 69 for the Southwest Corner of this tract, from which a Concrete Monument Found for a Corner of said Highway 69 Right-of-Way bears S. 18°05'20" W. - 44.12 feet;
THENCE N. 18°05'20" E. - 1468.88 feet with the East Right-of-Way line of said South U.S. Highway 69 to a 1/2 Inch Iron Rod with Cap marked "CA8646" Set for the North Corner of this tract, from which a Concrete Monument Found for a Corner of said Highway Right-of-Way bears N. 18°05'20" E. - 104.99 feet;
THENCE S. 1°07'50" E. - 1386.82 feet to a Sandstone Monument Found for the Southeast Corner of this tract, same being the Southeast Corner of said SW/4 of Section 26;
THENCE S. 88°50'50" W. - 483.54 feet along the South line of said Section 26 to the POINT OF BEGINNING and containing 7.70 acres of land, more or less.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described Property as now reflected by the records of the County Clerk of Pittsburg County, Oklahoma but only to the extent that such exceptions are valid, existing, and, in fact, affect the Property.

Notwithstanding anything contained in this Deed to the contrary, the Property shall not include, and Grantor shall retain and reserve for itself and its successors and assigns forever, any and all rights of Grantor in and to all oil, gas, lignite, coal, hydrocarbon and other minerals of whatever nature in, under and that may be produced from the Property (including any existing production or mineral leases and all benefits therefrom (collectively, the "Mineral Interests"); however, Grantor shall waive and convey to Grantee all surface rights relating to the Mineral Interests retained by Grantor. Nothing herein, however, restricts or prohibits the pooling or unitization of the Mineral Interests retained by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto, including, without limitation, all rights of Grantor in and to any streets or other public ways adjacent to such Property and any development rights, water rights and/or oil, gas or other mineral rights owned in anywise belonging to Grantor, unto the said Grantee, Grantee's heirs, executors, administrators,

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successors and/or assigns, against every person whomever claiming or to claim the same or any part thereof; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property have been prorated, the payment thereof is assumed by Grantee.

EXECUTED as of the date acknowledged below, to be effective as of the 18th day of
DECEMBER 2025.

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GRANTOR:

Brian M. Weaver

Brian M. Weaver, Successor Co-Trustee of The James
and Virginia Weaver May 29, 2009 Revocable
Living Trust

Bradley M. Weaver

Bradley M. Weaver, Successor Co-Trustee of The James
and Virginia Weaver May 29, 2009 Revocable
Living Trust

STATE OF OKLAHOMA)
COUNTY OF PITTSBURG) ss.

This instrument was acknowledged before me on this 15 day of DECEMBER 2025 by Brian M.
Weaver as Successor Co-Trustee of THE JAMES AND VIRGINIA WEAVER MAY 29, 2009
REVOCABLE LIVING TRUST, on behalf of said Trust.

Bonnie S. Kensmo

Notary Public

State of Oklahoma

My commission expires: 3/18/2026

STATE OF OKLAHOMA)
COUNTY OF PITTSBURG) ss.

BONNIE S KENS MOE
Notary Public - State of Oklahoma
Commission Number 22002753
My Commission Expires Mar 18, 2026

This instrument was acknowledged before me on this 15 day of DECEMBER 2025 by Bradley
M. Weaver as Successor Co-Trustee of THE JAMES AND VIRGINIA WEAVER MAY 29, 2009
REVOCABLE LIVING TRUST, on behalf of said Trust.

Bonnie S. Kensmo

Notary Public

State of Oklahoma

My commission expires: 3/18/2026

BONNIE S KENS MOE
Notary Public - State of Oklahoma
Commission Number 22002753
My Commission Expires Mar 18, 2026

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA) I-2025-011112 Book 2813 Pg 567
) 12/29/2025 8:16am Pg 0563-0567
) ss. Fee: \$26.00 Doc: \$22,500.00
COUNTY OF Pittsburg) Hope Trammell - Pittsburg County Clerk
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA State of OK

Before me, the undersigned Giles Christopher Walsh
(list legal name and any aliases)(the "Affiant"), who, having been first duly sworn, deposes and states:

1. I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
2. I am a/an Authorized Signatory (role, such as titled officer or trustee) of Emerald ProjectCo Inc. (legal name, along with any trade or fictitious names, of business, trust, or other legal entity) (referred to herein as the "Entity"). I am duly authorized to record this Affidavit on behalf of the Entity, which is taking title to the real property identified in the Deed to which this Affidavit is attached (the "Property"), and to bind the Entity for the consequences of any false statements in this Affidavit.
3. This Affidavit is executed in accordance with and pursuant to 60 O.S. § 121, which provides in part as follows:
No alien or any person who is not a citizen of the United States or foreign government adversary shall acquire title to or own land in this state either directly or indirectly through a business entity, trust, or foreign government enterprise, except as hereinafter provided, but they shall have and enjoy in this state such rights as to personal property as are, or shall be, accorded a citizen of the United States under the laws of the nation to which such alien belongs, or by the treaties of such nation with the United States, except as the same may be affected by the provisions of Section 121 et seq. of this title or the Constitution of this state. Provided, however, the requirements of this subsection shall not apply to a business entity that is engaged in regulated interstate commerce or has a national security agreement with the Committee on Foreign Investment in the United States (CFIUS) in accordance with federal law.
4. The Entity acquired title to the Property in compliance with the requirements of 60 O.S. § 121 and no funding source was used in the sale or transfer of the Property in violation of 60 O.S. § 121 or any other state or federal law.
5. If the Entity is a trust, its grantor(s), trustees and all direct and contingent beneficiaries are United States citizens or bona fide residents of the State of Oklahoma. If the Entity is a business, its direct and indirect owner(s) is/are United States citizens(s) or bona fide residents of the State of Oklahoma.
6. I acknowledge and understand that making or causing to be made a false statement in this affidavit may subject me to criminal prosecution for perjury and/or subject me and/or the Entity to being liable for actual damages suffered or incurred by any person or other entity as a result or consequence of the making of or reliance upon such false statement.

FURTHER AFFIANT SAYETH NOT.
Giles Christopher Walsh
AFFIANT, individually and as authorized agent of the Entity

12/16/2025
Date

The foregoing instrument was subscribed and sworn to before me this 16 day of December
2025, by Giles Walsh

My Commission Expires: 01/10/2028
My Commission Number: 132309820

Mandy Mills - mandy mills
NOTARY PUBLIC

