



GENERAL WARRANTY DEED

THE STATE OF OKLAHOMA

COUNTY OF PITTSBURG

Chicago Title Oklahoma
210 Park Ave, Ste 210
Oklahoma Tower
Oklahoma City, OK 73102
File #: **116702560912**

THAT THE UNDERSIGNED, **Pake McEntire**, a single man 38743 CR 1670, Coalgate, OK 74538, and **Steve Mansell** and his wife, **Gayla Mansell**, 146 West Court Street, Atoka, OK 74525, hereinafter collectively referred to as "**Grantor**," 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 located in Pittsburg County, OK, as more fully described on Exhibit A, attached hereto and incorporated herein by reference (the "**Property**");

This conveyance, however, is expressly made subject and subordinate to those encumbrances and exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes, but only to the extent that the same are valid and subsisting and, in fact, affect or relate to 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, 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 for the year 2026 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 12th day of June, 2026.

GRANTOR:

Pake McEntire

Pake McEntire

STATE OF OKLAHOMA)
)ss.
COUNTY OF PITTSBURG)

This instrument was acknowledged before me on this 12th day of June, 2026 by Pake McEntire, for the purposes and in the capacity stated herein.



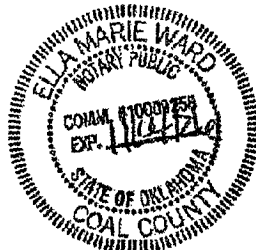
[Signature]
Notary Public
State of Oklahoma
My commission expires: _____


Steve Mansell

Gayla Mansell

STATE OF OKLAHOMA)
)ss.
COUNTY OF PITTSBURG ^{EMM}
 Atoka)

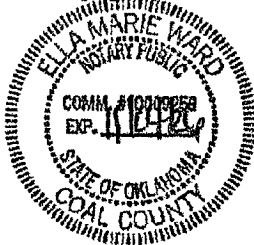
This instrument was acknowledged before me on this 3rd day of June, 2026 by Steve Mansell, for the purposes and in the capacity stated herein.



Edna M. Ward
Notary Public
State of Oklahoma
My commission expires: 11/04/26

STATE OF OKLAHOMA)
)ss.
COUNTY OF ~~PITTSBURG~~ ^{new} *Adair*)

This instrument was acknowledged before me on this 3rd day of June, 2026 by Gayla Mansell, for the purposes and in the capacity stated herein.



Edna M. M. M. M.
Notary Public
State of Oklahoma
My commission expires: 11/04/26

Bracewell LLP
711 Louisiana St., Ste. 2300
Houston, TX 77002
Atty: Mel Glina

EXHIBIT A

Legal Description of the Property

For Tax Map ID(s): 1329

All of the East Half of the Northeast Quarter of the Northeast Quarter (E/2 NE/4 NE/4) of Section Thirty-four (34), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma.

For Tax Map ID(s): 1329

AND

A tract of land being all of Tract 1 and part of tract 4 as recorded in Book 2593, Pages 698-695 and being part of the SE/4 NE/4 and part of the S/2 N/2 SW/4 NE/4 and part of the S/2 SW/4 NE/4 and part of the SE/4 NW/4 and part of the S/2 of Section 34, Township 3 North, Range 13 East of the Indian Base and Meridian, Pittsburg County, Oklahoma, and being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of said SE/4 NE/4;
Thence S 88°46'57" W a distance of 1320.38 feet to the Northwest corner of said SE/4 NE/4;
Thence S 01°14'22" E a distance of 330.88 feet to the Northeast corner of said S/2 N/2 SW/4 NE/4;
Thence S 88°35'01" W along the North line of the S/2 N/2 SW/4 NE/4 a distance of 1111.60 feet;
Thence S 28°21'02" W a distance of 240.87 feet;
Thence S 01°28'25" E a distance of 14.08 feet;
Thence S 22°20'57" W a distance of 208.21 feet;
Thence S 16°24'02" W a distance of 666.39 feet;
Thence S 18°37'37" W a distance of 44.38 feet;
Thence S 88°51'25" W a distance of 107.47 feet to a point on the Easterly right-of-way line of Old State Highway No. 69;
Thence S 30°40'20" W along said highway right-of-way a distance of 46.00 feet;
Thence Southwesterly along said highway right-of-way on a curve to the right having a radius of 1202.94 feet, an arc distance of 699.47 feet, said curve having a chord bearing and distance of S 39°47'08" W a distance of 689.66 feet;
Thence S 58°46'37" W along said highway right-of-way a distance of 183.69 feet to a point on the Easterly right-of-way line of the M. K. & T. Railroad;
Thence Southwesterly along said railroad right-of way on a curve to the left having a radius of 2370.62 feet, an arc distance of 1507.07 feet to a point on the Northerly right-of-way line of U.S. Highway #69, said curve having a chord bearing and distance of S 03°16'44" W a distance of 1482.49 feet;

Thence along said highway right-of-way the following 10 courses;

Thence N 67°10'40" E a distance of 459.41 feet;

Thence N 53°09'53" E a distance of 175.00 feet;

Thence N 46°24'41" E a distance of 680.29 feet;

Thence N 52°47'30" E a distance of 325.66 feet;

Thence N 60°17'23" E a distance of 403.11 feet;

Thence N 53°09'53" E a distance of 1200.00 feet;

Thence N 39°07'42" E a distance of 103.08 feet;

Thence N 53°09'53" E a distance of 100.00 feet;

Thence N 58°14'40" E a distance of 451.77 feet;

Thence N 53°16'29" E a distance of 623.64 feet to a point on the East line of said SE/4 NE/4, said point being 309.49 feet North of the Southeast corner of said SE/4 NE/4;

Thence N 01°12'37" W for a distance of 1014.58 feet back to the point of beginning.

I-2026-005547 Book 2848 Pg 630
06/15/2026 8:43am Pg 0626-0633
Fee: \$32.00 Doc: \$36,051.00
Hope Trammell - Pittsburg County Clerk
State of OK

For Tax Map ID(s): 1342

AND

All that part of the North Half (N/2) of the Northwest Quarter (NW/4), lying North and West of New Highway 69, of Section Thirty-five (35), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma.

EXHIBIT B

Exceptions to Conveyance

I-2026-005547 Book 2848 Pg 631
06/15/2026 8:43am Pg 0626-0633
Fee: \$32.00 Doc: \$36,051.00
Hope Trammell - Pittsburg County Clerk
State of OK

1. Statutory Roadway Easement in favor of the State of Oklahoma across all section lines adjacent to subject property.
2. Right of Way in favor of Public Service Company of Oklahoma recorded in Book 272, Page 67.
3. Easement in favor of Allied Telephone Company of Oklahoma recorded in Book 405, Page 377.
4. Right of Way in favor of Public Service Company of Oklahoma recorded in Book 456, Page 246.
5. Right of Way in favor of Rural Water District No. 11 recorded in Book 460, Page 397.
6. Limits of Access as set forth in Report of Commissioners recorded in Book 480, Page 571.
7. Easement in favor of Oklahoma Gas and Electric Company recorded in Book 567, Page 489.
8. Easement in favor of KPP Supply Company recorded in Bok 1128, Page 639.
9. Easement in favor of Reliant Energy Gas Transmission Company recorded in Book 1161, Page 384.
10. Easement in favor of Reliant Energy Gas Transmission Company recorded in Book 1161, Page 391.
11. Easement in favor of Enogex Gas Gathering, LLC recorded in Book 1543, Page 261; amended by Amendment of Right of Way Grant recorded in Book 2567, Page 441.
12. Right of Way in favor of Tenaska, Inc. recorded in Book 2288, Page 155; assigned to Kiowa Power Partners, LLC by Assignment of Easements and Contracts recorded in Book 2525, Page 286.
13. Easement in favor of Tenaska, Inc. recorded in Book 2300, Page 247; assigned to Kiowa Power Partners, LLC by Assignment of Easements and Contracts recorded in Book 2525, Page 286.

14. Transmission Easement Agreement dated January 30, 2044 by and between Pake McEntire and Steve Mansell, and Invenergy Wind Development LLC, as evidenced by Memorandum of Transmission Easement Agreement recorded in Book 2697, Page 32.
15. Rights, if any, of Union Pacific Railroad Company servicing the railroad siding in and to the ties, rails and other properties comprising of said railroad siding and/or the use thereof, or, any rights that may be granted pursuant to the provisions of Title 43 U.S.C. relating specifically to public rights of way or easements acquired over, under or across the land.
16. Limits of Access as set forth in Report of Commissioners recorded in Book 480, Page 570.
17. Right of Way in favor of Leeward renewable Energy Development, LLC, a Delaware limited liability company recorded in Book 2786, Page 48.

I-2026-005547 Book 2848 Pg 632
06/15/2026 8:43am Pg 0626-0633
Fee: \$32.00 Doc: \$36,051.00
Hope Trammell - Pittsburg County Clerk
State of OK

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA) I-2026-005547 Book 2848 Pg 633
) ss. 06/15/2026 8:43am Pg 0626-0633
COUNTY OF Pittsburg) Fee: \$32.00 Doc: \$36,051.00
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA Hope Trammell - Pittsburg County Clerk
State of OK

Before me, the undersigned Giles 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 citizen(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 Walsh 5/27/2026
AFFIANT, individually and as authorized agent of the Entity Date
The foregoing instrument was subscribed and sworn to before me this 27 day of May
2026, by Giles Walsh, Authorized Signatory
Mandy Mills
NOTARY PUBLIC
My Commission Expires: 01-10-2028
My Commission Number: 132309820

