



Submitted for recording:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File #710702500600

I-2026-005612 Book 2849 Pg 258
06/16/2026 9:45am Pg 0258-0261
Fee: \$24.00 Doc: \$6,750.00
Hope Trammell - Pittsburg County Clerk
State of OK **MB**

Tax statements to:
Emerald ProjectCo Inc
620 FM 1033
Childress, TX 79201

GENERAL WARRANTY DEED

THE STATE OF OKLAHOMA

COUNTY OF PITTSBURG

THAT THE UNDERSIGNED, **Jimmy K. Doyle, Trustee of The KFD Family Trust, dated May 20th, 2025** (PO Box 127, Edmond, OK 73083), 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, BARGAINED, SOLD AND CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto **Emerald ProjectCo Inc.**, a Delaware corporation, 620 FM 1033, Childress, Texas 79201, herein referred to as "**Grantee**", whether one or more, all of Grantor's interest in the real property described as follows (the "**Property**"):

Being a tract of land containing approximately 180 acres, more or less, in Tax Parcel ID 610049050, Pittsburg County, Oklahoma, and being more particularly described as follows:

For Tax Map ID(s): 49050

The North Half of the Northeast Quarter of the Southeast Quarter (N/2 NE/4 SE/4); and the Northeast Quarter (NE/4) of Section Thirty-five (35), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburgh County, State of Oklahoma.

Being further described by the ALTA/NPS Survey dated August 13, 2025 prepared by Stephne Johnson, Land Surveyor No. 1351, of Centerline, under Job No. 25-01-1010, as follows:

All of that certain tract, as described in Book 1504, Page 609, Deed Records of Pittsburg County, Oklahoma, situated in the Northeast Quarter (NE/4) and the North Half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of Section 35, Township 3 North, Range 13 East, Indian Principal Meridian, Pittsburg County, Oklahoma, and said tract being further described by metes and bounds as follows:

BEGINNING at a 1/2 Inch Iron Rod Found for the Northeast corner, same being the Northeast corner of said Section 35;

THENCE S. 1°13'50" E. 3306.63 feet with the East line of said Section 35 to a 1/2 Inch Iron Rod with Cap marked "CA 8646" set for the Southeast corner, same being the Northeast corner of a 20.00 acre tract, as described in Book 2700, Page 363, Deed Records of Pittsburg County, Oklahoma;

THENCE S. 88°49'09" W. 1323.27 feet to a 1/2 Inch Iron Rod with Cap marked "CA 8646" set for the Southern most Southwest corner;

THENCE N. 1°14'59" W. 661.44 feet to a 1/2 Inch Iron Rod with Cap marked "CA 8646" set for a corner in the South line of said NE/4;

THENCE S. 88°49'38" W. 1323.57 feet to a 1/2 Inch Iron Rod with Cap marked "CA 8646" set for the Western most Southwest corner of this tract, same being the Southwest corner of said NE/4;

THENCE N. 1°16'33" W. 2646.17 feet to a Sandstone Monument found for the Northeast corner, same being the Northeast corner of said NE/4;

THENCE N. 88°50'40" E. 2649.15 feet with the North line of said Section 35 to the POINT OF BEGINNING.

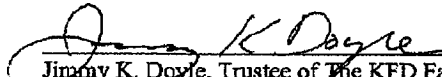
This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described Property as now reflected by the records of the County Clerk of Pittsburg County, Oklahoma but only to the extent that such exceptions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

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 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.

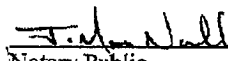
GRANTOR:


Jimmy K. Doyle, Trustee of The KFD Family Trust, dated
May 20th, 2025

STATE OF OKLAHOMA)
)ss.
COUNTY OF OKLAHOMA)

This instrument was acknowledged before me on this 3rd day of JUNE 2026 by Jimmy K. Doyle, as Trustee of The KFD Family Trust, dated May 20th, 2025, on behalf of such trust.




Notary Public

State of Oklahoma

My commission expires: 06/09/2029

OAG 2024-2 - NON-EXEMPT BUSINESS/TRUST

Exhibit to Deed
AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA)
) ss.
COUNTY OF Pittsburgh)
TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

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., a Delaware corporation (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 Walsh
AFFIANT, individually and as authorized agent of the Entity

06/10/2026
Date

The foregoing instrument was subscribed and sworn to before me this 10 day of June
2026, by Giles Walsh, Authorized Signatory

Mandy Mills
NOTARY PUBLIC

My Commission Expires: 01-10-2028

My Commission Number: 132309820

