



GENERAL WARRANTY DEED

THE STATE OF OKLAHOMA

COUNTY OF PITTSBURG

I-2026-006534 Book 2854 Pg 636
07/14/2026 8:13am Pg 0636-0641
Fee: \$28.00 Doc: \$6,250.50
Hope Trammell - Pittsburg County Clerk
State of OK **BW**

THAT THE UNDERSIGNED, **The Kenneth H. Battles Trust dated February 7, 1994, Mary Alice Battles, Michael K. Battles, and Monica R. Palmer, as Trustees, and The Mary Alice Battles Trust dated February 7, 1994, Mary Alice Battles, as Trustee**, hereinafter referred to collectively 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, 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**"):

All that part of the SE/4 and the SE/4 NE/4 lying South and East of the centerline of Doyle Road in Section Thirty-three (33), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma.

AND

All that part of the West Half of the Southwest Quarter of the Northwest Quarter (W/2 SW/4 NW/4) lying South and East of the centerline of Doyle Road in Section Thirty-four (34), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma.

LESS & EXCEPT the following described tract of land as described in Book 1115, Pages 806-807

A parcel of land being a part of the Southeast Quarter of Section Thirty-three (33), Township Three (3) North, Range Thirteen (13) East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:

Commencing at the Southeast Corner of said Section Thirty-three (33); Thence North 01°09'29" West along the East Line of said Southeast Quarter a distance of 16.50 feet to a point, said point being the POINT OF BEGINNING; Thence South 88°37'27" West and parallel to the South line of said Southeast Quarter a distance of 30 feet; Thence North 01°09'29" West and parallel to said East line a distance of 347.33 feet; Thence North 63°34'32" West a distance of 1055.03 feet; Thence North 26°28'34" East a distance of 474.50 feet; Thence

North 32°31'26" East a distance of a distance of 94.47 feet; Thence North 74°40'45" East a distance of 134.15 feet; Thence North 30°03'07" East a distance of 239.21 feet; Thence North 15°57'46" East a distance of 218.72 feet; Thence North 23°28'02" West a distance of 195.97 feet; Thence North 63°18'38" East a distance of 91.87 feet; Thence North 26°25'51" East a distance of 282.35 feet; Thence North 11°23'35" East a distance of 210.67 feet; Thence North 60°37'22" East a distance of 160.34 feet; Thence North 26°29' 43" East a distance of 103.16 feet to the Northeast corner of said Southeast Quarter; Thence South 01°09'29" East along said East line a distance of 2625.11 feet to the POINT OF BEGINNING, containing 25.21 acres, more or less.

The Subject Tract contains a total of 113.13 Acres as surveyed.

For Grantor and Grantor's heirs, successors, and assigns forever, Grantor reserves the oil, gas and other minerals related thereto, however, Grantor expressly waives and does not retain any right (whether express or implied) of ingress to and egress from, or for reasonable use of, the surface of the Property (including surface minerals), for any purpose relating to the portion of the mineral estate reserved by Grantor.

This conveyance, however, is expressly made subject and subordinate to those encumbrances and exceptions set forth on Exhibit A 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, and water 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.

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EXECUTED as of the date acknowledged below, to be effective for all purposes as the 10th day of July, 2026.

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GRANTOR:

**THE KENNETH H. BATTLES TRUST DATED
FEBRUARY 7, 1994**

By: Mary Alice Battles
Mary Alice Battles, Trustee

By: Michael K. Battles
Michael K. Battles, Trustee

By: Monica R. Palmer
Monica R. Palmer, Trustee

GRANTOR:

**THE MARY ALICE BATTLES TRUST DATED
FEBRUARY 7, 1994**

By: Mary Alice Battles
Mary Alice Battles, Trustee

STATE OF Oklahoma)
) ss.
COUNTY OF Pittsburg)

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This instrument was acknowledged before me on this 9 day of July, 2026 by Mary Alice Battles, Michael K. Battles, and Monica R. Palmer, as Trustees of The Kenneth H. Battles Trust dated February 7, 1994, on behalf of such trust.

[SEAL]



Summer Stick
Notary Public
State of Oklahoma

My commission expires: 02-22-2028

STATE OF Oklahoma)
) ss.
COUNTY OF Pittsburg)

This instrument was acknowledged before me on this 9 day of July, 2026 by Mary Alice Battles, as Trustee of The Mary Alice Battles Trust dated February 7, 1994, on behalf of such trust.

[SEAL]



Summer Stick
Notary Public
State of Oklahoma

My commission expires: 02-22-2028

EXHIBIT A

Exceptions to Conveyance

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Right of Way in favor of Public Service Co. of Oklahoma recorded in book 485, page 367 (Entry 12-4) and Supplemental Easement and Right of Way recorded in book 2731, page 150 (Entry 116-4).

Easement in favor of Rural Water District No. 11, Pittsburg County, recorded in book 546, page 314 (Entry 14-4).

Easement in favor of Rural Water District No. 11, Pittsburg County, recorded in book 546, page 315 (Entry 16-4).

Easement in favor of Rural Water District No. 11, Pittsburg County, recorded in book 573, page 358 (Entry 18-4).

Easement in favor of CenterPoint Energy Gas Transmission Co. recorded in book 1397, page 667 (Entry 78-4) and Easement in favor of CenterPoint Energy Gas Transmission Co. recorded in book 1397, page 670 (Entry 89-4).

Easement in favor of Allied Telephone Co. of Okla recorded in book 405, page 378 as affected by Memorandum of Assignment of Easements recorded in book 2223, page 654 (Entry 99-4).

Consequence of the following matters depicted on that certain Survey made by Isaac Lloyd Hammons, OLPLS no 2063 for Back Forty Surveying & Mapping LLC designed as Job No. 226-BF dated October 20, 2025, last revised June 15, 2026 (the "Survey"):

- a. Variation in location of fence lines and property lines
- b. Statutory 33' Road Easements (16.5' on each side of section lines)
- c. 60' Right-of-Way of Doyle Road
- d. Electric easement outside easement area
- e. Telephone pedestals

Exhibit to Deed

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

STATE OF OKLAHOMA

COUNTY OF Pittsburgh

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

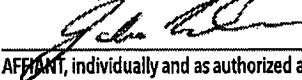
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ss.

- Before me, the undersigned Giles Walsh
(list legal name and any aliases) (the "Affiant"), who, having been first duly sworn, deposes and states:
- I am eighteen (18) years of age or older and have personal knowledge of the statements made herein.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.


AFFIANT, individually and as authorized agent of the Entity

07/06/2026
Date

The foregoing instrument was subscribed and sworn to before me this 06 day of July
2026, by Giles Walsh, Authorized Signatory

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


NOTARY PUBLIC

