

Submitted for recording:
Chicago Title Oklahoma
210 Park Ave., Suite 210
Oklahoma City, OK 73102
File #710702600258



GENERAL WARRANTY DEED

I-2026-007369 Book 2860 Pg 243
08/11/2026 8:17am Pg 0243-0248
Fee: \$28.00 Doc: \$4,472.25
Hope Trammell - Pittsburg County Clerk
State of OK JK

THE STATE OF OKLAHOMA

6000182600172

COUNTY OF PITTSBURG

a single person

THAT THE UNDERSIGNED, **William Dwayne Drake**, 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, 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 94.71 acre tract, situated in the North Half (N/2) of Section 34, Township 3 North, Range 13 East, Indian Principal Meridian, Pittsburg County, Oklahoma, being all of that certain tract as described in Book 2333, Page 517, Deed Records of Pittsburg County, Oklahoma, and said 94.71 acre tract being further described by metes and bounds as follows:

COMMENCING at a Sandstone Monument found for the Northwest corner of said Section 34; THENCE S. 1°10'06" E. 1320.44 feet with the West line of said Section 34 to the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) of said Section 34; THENCE N. 88°47'10" E. 512.34 feet with the South line of said Northwest Quarter of the Northwest Quarter (NW/4 NW/4) to a 1/2 Inch Iron Rod with Blue Cap marked "Back Forty" found in the East Right-of-Way line of Doyle Road and the North line of a 16.09 acre tract, as described in Book 1935, Page 278, Deed Records of Pittsburg County, Oklahoma, for the POINT OF BEGINNING;

THENCE N. 38°42'41" E. 1342.92 feet with the East Right-of-Way line of said Doyle Road to a 1/2 Inch Iron Rod with Cap marked "CA 8646" set, same being the Southwest corner of a 14.94 acre tract, as described in Book 721, Page 561, Deed Records of Pittsburg County, Oklahoma;

THENCE N. 88°33'27" E. 1833.26 feet with the South line of said 14.94 acre tract to a 1/2 Inch Iron Rod with Cap set in the West Right-of-Way line of the Missouri Kansas & Texas Railroad, same being the Southeast corner of said 14.94 acre tract;

THENCE S. 28°22'33" W. 2713.90 feet generally with and along an existing fence and the West Right-of-Way line of said Missouri Kansas & Texas Railroad to a 1/2 Inch Iron Rod with Cap set in the South line of the Northwest Quarter (NW/4) of said Section 43;

THENCE S. 88°51'42" W. 1207.13 feet with the South line of said Northwest Quarter (NW/4) to a 1/2 Inch Iron Rod with Blue Cap marked "Back Forty" found for the Southwest corner of the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4), same being the Southeast corner of said 16.09 acre tract;

THENCE N. 1°12'51" W. 1320.86 feet with the West line of said East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4) to a 1/2 Inch Iron Rod with Cap set, same being the Northeast corner of said 16.09 acre tract;

THENCE S. 88°54'54" W. 147.90 feet with the South line of the West Half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) and the North line of said 16.09 acre tract to the POINT OF BEGINNING and containing 94.71 acres of land, more or less;

Together with improvements.

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.

EXECUTED as of the date acknowledged below, to be effective for all purposes as the 7th
day of August, 2026.

GRANTOR:

WILLIAM DWAYNE DRAKE

By: [Signature]
William Dwayne Drake

STATE OF Oklahoma)
) ss.
COUNTY OF Pittsburg)

This instrument was acknowledged before me on this 7th day of August, 2026 by
William Dwayne Drake.

[SEAL]



[Signature]
Notary Public

State of Oklahoma

My commission expires: 11/04/28

I-2026-007369 Book 2860 Pg 246
08/11/2026 8:17am Pg 0243-0248
Fee: \$28.00 Doc: \$4,472.25
Hope Trammell - Pittsburg County Clerk
State of OK

EXHIBIT A

Exceptions to Conveyance

Right-Of-Way Easement recorded in Book 287, Page 39.

Easements in favor of Public Service Company of Oklahoma recorded in Book 506, Page 414, as affected by Supplemental Easement and Right of Way recorded in Book 2731, Page 142, and recorded in Book 1154, Page 279, recorded in Book 1161, Page 414.

Easement in favor of Centerpoint Energy Gas Transmission Company recorded in Book 1397, Page 673.

AFFIDAVIT OF LAND OR MINERAL OWNERSHIP: BUSINESS OR TRUST

TO: THE ATTORNEY GENERAL OF THE STATE OF OKLAHOMA

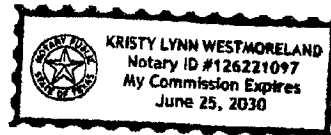
Before me, the undersigned Noah Clark

- FURTHER AFFIANT SAYETH NOT.

Date 8/4/2026

20²⁶ by Kristin Lynn Westmoreland

Kristen W. England
NOTARY PUBLIC



I-2026-007369 Book 2860 Pg 248
08/11/2026 8:17am Pg 0243-0248
Fee: \$28.00 Doc: \$4,472.25
Hope Trammell - Pittsburg County Clerk
State of OK

Record Legal

Order No.: 710702600258

For Tax Map ID(s): 1332 and 50113

A TRACT OF LAND in the N½ of Section 34, Township 3 North, Range 13 East of the Indian Base and Meridian, Pittsburg County, State of Oklahoma, more particularly described as follows:

COMMENCING at the Northwest Corner of Section 34;

THENCE South 1320.00 feet along the West Line of Section 34 to the Southwest Corner of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4);

THENCE East along the South Line of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4) a distance of 465.04 feet, more or less, to the East Right-of-Way Line of the County Gravel Road, for a True Point of Beginning;

THENCE North 39°13'01" East along the Easterly Right-of-Way Line of said road for a distance of 1342.92 feet;

THENCE North 89°59'03" East for a distance of 1843.99 feet to the Westerly Right-of-Way Line of the MK & T Railroad;

THENCE South 29°33'58" West for a distance of 2713.90 feet to a point on the South Line of the Northwest Quarter (NW/4);

THENCE West along the South Line of the Northwest Quarter (NW/4) a distance of 1207.13 feet, more or less, to the Southwest Corner of the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4);

THENCE North 1320.00 feet along the West Line of the East Half of the Southwest Quarter of the Northwest Quarter (E/2 SW/4 NW/4);

THENCE West along the South Line of the West Half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) a distance of 143.88 feet to the Point of Beginning.

W. 147.90 feet with the South line of the West Half of the Northwest Quarter of the Northwest Quarter (W/2 NW/4 NW/4) and the North line of said 16.09 acre tract to the POINT OF BEGINNING and containing 94.71 acres of land, more or less.