

PHOENIX CAPITAL GROUP HOLDINGS LLC
PO BOX 363

446955
County Recorder
Mountrail County
Stanley ND
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EL SEGUNDO CA 90245-0363



County Recorder, Mountrail County ND. **446955**

I certify that this instrument was filed and recorded.

Melissa Vachal, County Recorder

By Melissa Vachal

Fee \$20.00
12/4/2020 2:56 PM

MINERAL AND ROYALTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT [REDACTED] whose address is [REDACTED] hereinafter called "GRANTOR" (whether one or more) for good and valuable considerations, the receipt of which are hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign, and deliver unto **Phoenix Capital Group Holdings, LLC**, whose address is P.O. Box 363, El Segundo, CA 90245, hereinafter called "GRANTEE", ALL right, title and interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands, to-wit, in the State of North Dakota:

Township 156N, Range 94W, Mountrail County, 5th PM

Section 1: S2

Section 10: NW

Township 157N, Range 94W, Mountrail County, 5th PM

Section 25: E2

It is the intent of the Grantor(s) to sell 100% of the mineral interest and royalty interest and/or non-participating royalty interest (NPRI) owned by the grantor(s) in the above described section or sections, whether or not correctly described, together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of the Grantee's property and improvements.

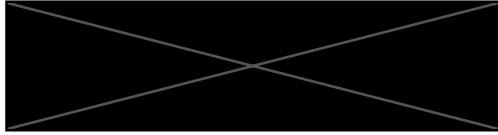
This sale is made subject to any rights now existing under any valid and subsisting oil and gas lease heretofore executed and now of legal record. It is being understood and agreed that said Grantee shall be entitled to all revenues and payments, including but not limited to bonus payments, delay rentals, suspended royalties, shut-in royalties, and production royalties, accrued by or paid to the herein acquired interest prior to or after the effective date, ("Attributable Payments"), regardless whether the date of production being before or after the effective date hereof except insofar as any such Attributable Payments already received by the Grantor(s); received being defined as having payment in hand prior to the effective date. Grantor(s) agrees to executed such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor(s) by payment any mortgage, taxes, or liens on the above described land upon default in payment by Grantor(s), and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD The properties described above with all and singular the rights, privileges and appurtenances thereunder or anywise belonging to said Grantee herein their heirs, successors, and assigns forever, and Grantor(s) does hereby warrant and forever defend all and singular the said property unto the said Grantee herein, their heirs, successors, and assign against every person whomsoever lawfully claiming or to claim the same or any part thereof.



EXECUTED and made effective on the date stated in the Acknowledgment(s).


Grantor:



STATE OF North Dakota

ACKNOWLEDGMENT

COUNTY OF Mountrail

The foregoing instrument was acknowledged before me this 15th day of December, 2020 by  to me known to be the identical person(s) described herein, and who executed the within and foregoing instrument of writing and acknowledgment to me that he / she duly executed the same as his / her free and voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and official seal.


Notary Public in and for the State of North Dakota

