AUCTION DAY ANNOUNCEMENTS

Thursday – April 16, 2026 – Begins Closing @ 2 PM- CST

WIGGINS
Auctioneers & Realty

Auction Manager:
Lynsie Sturgeon,
Wiggins Realty Group, Co-Broker
580.554.2633
WigginsAuctioneers.com

Minerals
Auction Day Announcements
Online Only – April 16, 2026 – 2:00 P.M.- CST

Terms & Conditions: 10% of the purchase price is to be placed in escrow the day of the auction. Buyer(s) may use a personal or company check. Buyer(s) will have until May 6, 2026, to examine the county records and satisfy themselves as to title. In the event the title examination reflects acreages different from that disclosed on the date of sale, the purchase price shall be prorated to reflect the accurate acreage. If no professional title search is performed, Buyer will sign the attached release at closing. Minerals will be transferred by a Special Warranty Mineral Deed and/or appropriate assignment for the type of interest being conveyed. All information is taken from sources believed to be reliable; however, no guarantee is made by the auction company or its employer. Buyer(s) should satisfy themselves regarding the minerals being offered prior to auction day. Any announcements made the day of the auction supersede all advertising.

Closing: Closing is to be on or by June 1, 2026. The closing agent is Fairview Abstract Company. Their phone number is (580) 227-4524. The closing/escrow fee is $500.00 per mineral closing and is to be paid ½ by the Seller(s) and ½ by the Buyer(s). Purchaser will receive a Special Warranty Mineral Deed and/or appropriate deed/assignment from the Seller at time of final settlement. This Special Warranty Mineral Deed form is attached as Exhibit "B" to this Memorandum of Sale and Buyer(s) and Seller(s) do hereby agree this is the only form of Special Warranty Deed that will be used to transfer the title to this sale. Sale is subject to oil and gas lease(s) of record. Buyer(s) and Seller(s) do hereby agree that Buyer(s) shall have the responsibility to notify any oil and gas lessee and/or company making production payments to transfer payments to Buyer(s). Closing shall be at Fairview Abstract Company, 116 E Broadway St, Fairview, OK 73737.

It is expressly understood by the Seller(s) and Buyer(s) that Wiggins Auctioneers, LLC, their agents, and Fairview Abstract Company, Closing Agent, do not warrant the present or future value, the size or area, or the condition of the title to any of the tracts being offered, nor do they hold themselves out to being experts in any of these areas, and the parties agree to hold Wiggins Auctioneers, LLC, their agents, and Fairview Abstract Company, Closing Agent, harmless of any claims arising from any representation or misrepresentation relating to such matters.

Confirmation: The sale of each tract is subject to confirmation by the Seller(s). Seller(s) expressly reserve the right to accept or reject any or all bids at the auction.

Buyer(s)'s Premium: A 10% Buyer(s)'s premium will be added to the high bid in the auction to determine the purchase price for each mineral tract.

Internet Buyer(s) Only: Neither the Auction Company nor Seller(s) are responsible in the event of delayed signal or loss of signal by either side.

SELLER	**BUYER**
SELLER	**BUYER**

Example Mineral Memorandum of Sale

MINERAL MEMORANDUM OF SALE

Wiggins Auctioneers, LLC
701 W. Maine Ave.
Enid, OK. 73701

Date: April 16, 2026

Buyers Name _____
_____hereby agrees that he/she has agreed to purchase the following described property: _____ See attached Exhibit "A", as follows:

A. High Bid at Auction:_____
B. 10% Buyer's Premium:_____
C. Purchase Price:_____

Buyer is knowledgeable in the oil and gas business and agrees with the terms and conditions of this sale. Buyer also agrees to make payment for the purchase price of this property with a check or wire transfer in the following manner: 10% of the purchase price shall be paid upon the acceptance and signing of the Mineral Memorandum of Sale, and placed in escrow and the balance due shall be paid on or before June 1, 2026, by cashier's check or wire transfer to Fairview Abstract Company, as escrow agent. Seller is under no obligation to furnish any evidence of title, and Buyer will be responsible to examine the records to satisfy himself/herself of title. Buyer must notify Seller in writing of any title objections no later than 5:00 pm on May 6, 2026, or any title objections will be waived. The Seller agrees to use their best efforts to deliver good title to the purchasers. In the event Seller determines in their sole discretion that delivery of good title as aforesaid is legally impossible or economically unreasonable, Seller may rescind this contract, return the down payment to Buyer, and neither party shall thereafter have any further duty to the other.

It is also agreed that if Buyer should fail to complete the purchase agreement according to the aforementioned terms, the 10% down payment shall be retained by the Seller as damages and the minerals shall be put up for sale again.

Final settlement must be made on or by June 1, 2026, unless the Seller agrees, in writing, to an extension due to any valid legal title problems only. The Closing fee is $500.00 and is to be paid one-half (1/2) by the Buyer and one-half (1/2) by the Seller. Closing is to be at the office of Fairview Abstract Company, 116 E. Broadway, Fairview, OK 73737. Seller shall retain all royalty payments for production, if any, through the month of closing. Buyer shall be entitled to royalty payments, if any, for production beginning the month following closing.

Purchaser will receive a Special Warranty Mineral Deed and/or appropriate assignment from the Seller at time of final settlement. This Special Warranty Mineral Deed form is attached as Exhibit "B" to this Memorandum of Sale and Buyer and Seller do hereby agree this is the only form of Special Warranty Deed that will be used to transfer the title to this sale. Sale is subject to oil and gas lease(s) of record.

Buyer and Seller do hereby agree that Buyer shall have the responsibility to notify any oil and gas lessee and/or company making production payments to transfer payments to Buyer.

SELLER'S ACCEPTANCE: I, or we, accept the foregoing offer and agree to sell the above described minerals or mineral interest on the terms and conditions herein stated and agree to pay the Listing Broker the compensation previously agreed upon in the Listing Agreement or other agreement of

employment between them, which shall survive this Contract, for professional services rendered and to be rendered in this transaction.

This agreement may be executed in multiple counterparts, by separate or different individual parties on separate counterparts, and each of the counterparts shall be deemed an original and all such counterparts together shall constitute one and the same agreement.

The parties hereto agree to conduct the transaction by electronic means, if desired, and parties hereby state that the electronic signature shall have the same force and effect as an original signature.

Special Conditions:

_____
BUYER
Printed Name:

_____
Print Name exactly as title will be taken
Address: _____

_____
Phone: _____
Fax: _____
E-mail: _____

- o No professional title report will be performed and Buyer agrees to sign release
- o Buyer is hiring a professional title report by

_____

- o Buyer is checking title him/herself and agrees to sign release

Note: Email title reports to alivermont@fairviewabstract.com and lynsie@wigginsok.com

_____
BUYER

_____
Print Name exactly as title will be taken
Address: _____

_____
Phone: _____
Fax: _____
E-mail: _____

_____
SELLER
Address: _____

_____
Cell: _____
Fax: _____
E-mail: _____

EARNEST MONEY RECEIPT: Received the sum of $_____ ( ) check or ( ) wire transfer as Earnest Money, to be held and applied in accordance with the terms and conditions of the foregoing offer.

Wiggins Auctioneers, LLC by: _____Date: _____, 2026

Wiggins Auctioneers, LLC Main Office Contact Info.:
(o) (580) 233-3066 | (f) (580) 237-4915
Vicki Wiggins Allen, Broker: (c) (580) 554-4400 | vicki@wigginsok.com
Lynsie Sturgeon, Broker Assoc./Closing Coordinator: (c) (580) 554-2633 | lynsie@wigginsok.com

Exhibit "A"

Mineral #1
Garfield Co., OK

Legal: Minerals in, under, and to the NW/4 & the W/2 W/2 NE/4 & the N/2 of the E. 3/4 of the NE/4 of Sec. 33, Twp. 24N, R8 W.I.M., Garfield Co., OK
NMA: 260 +/- NMA
Lease: Appears to be nonproducing & open for lease
Seller: Christian J. "Joe" Dettle

Exhibit "B"

MINERAL DEED

KNOW ALL MEN BY THESE PRESENTS:

That (Seller), hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten and other Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign, and deliver unto (Buyer) whose address is (_____), hereinafter called Grantee (whether one or more), an undivided _____ net mineral acre interest in and to the following oil, gas, and other minerals in and under and that may be produced from the following described lands situated in (County), State of (State_____), to-wit:

(LEGAL EXHIBIT A)

together with the right 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 Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties, and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described and Grantee one of the lessors therein.

Grantor agrees to execute 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 by payment any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holders thereof.

TO HAVE AND TO HOLD the above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein, his successors and assigns forever, and Grantor does hereby covenant and agree that it will warrant and defend the interest conveyed hereby unto the Grantee, its heirs, successors and assigns, against said Grantor, its successors and assigns, and all and every person or persons whomsoever lawfully claiming through, by or under the Grantor, but not otherwise.

WITNESS my hand this (_____) day of (_____), 2026, but effective for all purposes this (_____) day of (_____), 2026.

(Seller)

_____

By: (Seller)

STATE OF (_____))
) ss.
COUNTY OF (_____))

Before me, the undersigned, a Notary Public in and for said County and State, on this (____) day of (_____), 2026, personally appeared (_____) to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that (he/she) executed the same as (his/her) free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

(SEAL)

_____
Notary Public

My Commission expires: _____
Notary Commission No.: _____

ACKNOWLEDGMENT OF NO PROFESSIONAL TITLE WORK AND RELEASE

This Acknowledgment of No Professional Title Work and Release ("Release") is executed by **[Buyer Name]** ("Buyer") in favor of Fairview Abstract Company ("Closing Agent") in connection with Buyer's purchase of the following mineral interest ("Mineral Interest") from **[Seller Name]**.

LEGAL DESCRIPTION:

1. **Buyer's Election.**

Buyer acknowledges and agrees as follows:

(a) Before closing, Buyer had the opportunity to obtain, at Buyer's expense, an attorney title opinion, abstracting update, run sheet, or other title research or land work performed by an experienced land professional engaged for that purpose ("Professional Title Work");

(b) Buyer understands that review of public records by Buyer, Seller, any self-described landman or other nonprofessional does not qualify as, and is not a substitute for, Professional Title Work; and

(c) Buyer has elected to close this transaction without requiring Closing Agent to obtain, furnish, or review any Professional Title Work. Buyer is making that election voluntarily and for Buyer's own reasons, including, as applicable, that the cost of Professional Title Work may exceed or be disproportionate to the purchase price.

2. **No Title Assurance by Closing Agent.**

Buyer acknowledges that Closing Agent is acting only as the closing and escrow agent in this transaction. Closing Agent is not acting as Buyer's attorney, title examiner, landman, or title insurer. Closing Agent has not examined title to the Mineral Interest and makes **no representation or warranty, express or implied**, concerning:

(a) ownership of the Mineral Interest, net mineral acres, net revenue interest, decimal interest, or any other ownership measure;

(b) marketability of title or the existence of defects, gaps, adverse claims, reservations, prior conveyances, liens, taxes, judgments, probate issues, heirship issues, lease burdens, pooling matters, unitization matters, or any other encumbrance or burden;

(c) the accuracy of the legal description, chain of title, marital status, capacity, or entity authority of any party in the chain of title; or

(d) whether any operator, payor, first purchaser, purchaser of production, or other third party will transfer ownership records, division orders, suspense funds, or revenue to Buyer.

3. **Buyer Assumes the Risk.**

Buyer understands and accepts that, without Professional Title Work, Buyer may acquire less than the interest expected or possibly no interest at all, and that title may be defective, disputed, or unmarketable. Buyer further understands and accepts that an operator or payor may refuse to transfer records or payments to Buyer, or may suspend funds, because sufficient title support was not prepared before closing.

4. **No Post-Closing Duty to Notify Third-Party Payors and Transfer Payment.**

Buyer acknowledges and agrees that Closing Agent has no duty after closing to notify operators or payors, prepare division orders or transfer forms, cure title defects, verify acres or decimals, obtain release of suspense funds, or collect or transfer revenue to Buyer.

5. **Release.**

Buyer releases and discharges Closing Agent and its owners, officers, employees, and agents from all claims, demands, damages, losses, costs, and expenses, including claims based on ordinary negligence, but only to the extent arising out of:

(a) Buyer's election to close without Professional Title Work;

(b) any title defect, ownership dispute, acreage discrepancy, decimal discrepancy, unreleased interest, burden, encumbrance, legal description issue, probate issue, heirship issue, or similar matter that Professional Title Work might have disclosed, clarified, or reduced; or

(c) any failure by an operator, payor, first purchaser, purchaser of production, or other third party to transfer ownership records, division orders, suspense funds, or revenue because Professional Title Work was not obtained before closing.

6. **Exclusions.**

This Release does not apply to fraud, willful misconduct, or gross negligence unrelated to Buyer's election to close without Professional Title Work.

7. **Authority and Voluntary Execution.**

If Buyer is a legal entity, the undersigned represents and warrants that the undersigned has full authority to execute this Release on behalf of Buyer and to bind Buyer to its terms. Buyer further acknowledges that Buyer has read this Release, understands it, has had the opportunity to consult counsel, and executes it voluntarily.

BUYER UNDERSTANDS THAT CLOSING AGENT HAS NOT CAUSED PROFESSIONAL TITLE WORK TO BE PREPARED FOR BUYER'S BENEFIT AND THAT BUYER MAY ACQUIRE LESS THAN THE INTEREST EXPECTED OR POSSIBLY NO INTEREST AT ALL.

BUYER ACKNOWLEDGES AND AGREES THAT CLOSING AGENT HAS NO DUTY TO NOTIFY OPERATORS OR PAYORS, PREPARE DIVISION ORDERS OR TRANSFER FORMS, CURE TITLE DEFECTS, VERIFY ACRES OR DECIMALS, OBTAIN RELEASE OF SUSPENSE FUNDS, OR COLLECT OR TRANSFER REVENUE TO BUYER.

DATED: [**Date**]

BUYER: [**Buyer Name**]

By: _____

Name: [**Signer Name**]

Title: [**Title, if applicable**]