

cochran land service, llc

262 NW Eubanks Street, Oklahoma City, OK 73118
ph 918-223-5056 cochranland@gmail.com

Mineral Ownership Report

T17N-R03E, Payne County, OK	Lots 3 and 4 and the S/2 NW/4 (ada NW/4) of Section 1				S/2 SE/4 of Section 5				Lot 1 and the NW/4 NE/4 (ada N/2 NE/4) of Section 8			
	Tract acres:		160.26	Tract acres:		80.0000	Tract acres:		78.25			
Mineral Owner	Interest	Net Acres	Interest	Net Acres	Interest	Net Acres	Total Net Acres					
Sandyann Twetten Revocable Trust dated 5/30/2013, Walter S Twetten, Successor Trustee See Note	0.5000	80.13	0.6667	53.33	0.6667	52.17	185.63					

Note 1: The mineral reservation language in a warranty deed dated 7/18/1968 and recorded in deed record book 201 at page 414 is open to interpretation. The grantors, Pauline Layman Whitford and Pearce I Layman, deeding all of the above described lands to their sister Josephine Layman Story, reserved "to the grantors one-half of the mineral rights owned by grantors in the first above described property. I interpreted that reservation broadly, crediting the grantee Josephine Story with only 1/2 of the minerals owned by the grantors in each of the above properties at the time. This interpretation is supported by the fact that a daughter of Pauline Layman Whitford filed an heriship affidavit regarding Pauline and granted an oil and gas lease on the tract in section 8 in 2011. A copy of the warranty deed at D201/414 is attached with this report.

Checked by: Edd Cochran

Date Last Indexed: 3/11/2026

Last Bk/Pg: 2925/336 (3/11/2026)

414

FILED FOR RECORD AUG 26 1968 11:00 AM. JOHN HOWARD CO. CLERK

FORM 8

BOOK 201 OR PAGE 414

4445

WARRANTY DEED

Know All Men By These Presents:

That Pauline Layman Whitford, an unmarried widow; and Pearce I. Layman and Louise Layman, his wife of the County of _____, State of _____, parties of the first part, in consideration of the sum of One Dollar and other valuable considerations DOLLARS,

in hand paid, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Josephine Layman Story

_____ party of the second part, the following described real property and premises, situated in Payne County

State of Oklahoma, to-wit: All of the undivided interests of grantors in:

The South half ($S\frac{1}{2}$) of the Southeast quarter ($SE\frac{1}{4}$) of Section five (5), and Lot One (1) and Northwest quarter of the Northeast quarter ($NW\frac{1}{4}-NE\frac{1}{4}$) of section eight (8), all in Township 17, North, Range 3, East of the Indian Meridian; and,

Lots Three and Four (3 and 4) and the South half ($S\frac{1}{2}$) of the Northwest quarter ($NW\frac{1}{4}$) of section one (1), Township seventeen (17) North Range Three (3) East of the Indian Meridian:

Reserving to the grantors one-half of the mineral rights owned by grantors in the first above described property.

together with all improvements thereon and appurtenances thereunto belonging, and warrant the title to the same.

TO HAVE AND TO HOLD said described premises unto said party of the second part, her

heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages, and other liens and encumbrances of whatever nature.



74- \$1.00 8-26-68 0029673
74- \$1.00 8-26-68 0029674

Signed and delivered this 18th day of July, 1968

Pauline Layman Whitford
Pauline Layman Whitford
Pearce I. Layman
Pearce I. Layman
Louise Layman
Louise Layman

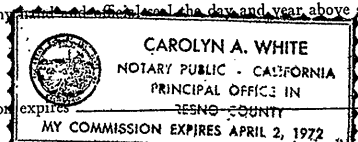
STATE OF California, Los Angeles County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, on this 15 day of July, 1968, personally appeared Pauline Layman Whitford,

an unmarried widow

to me known to be identical person who executed the within and foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses and purposes therein set forth.

Witness my hand and seal the day and year above set forth.



My Commission expires _____, 19____

Carolyn A. White
Notary Public.

State of Texas, County of Harris : ss

~~BOOK~~ 2010R PAGE 415

Before me, the undersigned a Notary Public in and for said County and State, on this 18 day of July, 1968, personally appeared PEARCE I. LAYMAN and LOUISE LAYMAN, his wife, known to me to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their voluntary act and deed for the use and purposes therein set out.

Witness my hand and official Seal on the date above written.

Mary Louise Costa
Notary Public, Harris
County, State of California
Texas

My Commission Expires 6-1-69.