



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Issuing Agent:
Coffey County Land Title
424 Neosho
Burlington, KS 66839
Phone: (620)364-2440

ALTA® Universal ID: 0029666
Commitment No.: 221-098
Property Address: 10th Rd, Gridley, KS 66852

SCHEDULE A

1. Commitment Date: April 2, 2021 at 08:00 AM
2. Policy to be issued:
 - (a) ☒ ALTA® ALTA Own. Policy (06/17/06) Policy Proposed Policy Amount:
Proposed Insured:
TBD
 - (b) ☒ ALTA® ALTA Loan Policy (06/17/06) Policy Proposed Policy Amount:
Proposed Insured:
TBD
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. Title to the Fee Simple estate or interest in the Land is at the Commitment Date vested in:
St. Francis Xavier Church
5. The Land is described as follows:
The East Half of the Northwest Quarter (E½ NW¼), Section Six (6), Township Twenty-two (22), Range Fourteen (14), East of the Sixth Principal Meridian, Coffey County, Kansas.

(SELLING AS TRACT III)

FIRST AMERICAN TITLE INSURANCE COMPANY

By: 
Coffey County Land Title

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BI & BII

Commitment No.: 221-098

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

TO BE FILED IN THE REGISTER OF DEEDS:

1. A deed executed by _____ on behalf of St. Francis Xavier Church, to TBD.
2. A new loan if needed.
3. An Affidavit of Non-Production if the Oil and Gas Leases are no longer producing.

TO BE FILED IN DISTRICT COURT:

NONE.

WE NEED THE FOLLOWING DOCUMENTS FOR OUR FILES:

1. A Resolution by St. Francis Xavier Church, approving the sale of property and who has the authorization to sign sale documents.
2. A signed and notarized Owners Affidavit.

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Schedule B
(Continued)

Commitment No.: 221-098

SCHEDULE B, PART II
Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Rights or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. The lien of the General Taxes for the 2021, and thereafter.
8. 2020 taxes on Tract #105554 were \$501.48 and are paid in full. (NE $\frac{1}{4}$ NW $\frac{1}{4}$)
2020 taxes on Tract #105555 were \$221.36 and are paid in full. (SE $\frac{1}{4}$ NW $\frac{1}{4}$)
9. Declaration of Expiration of Mineral Reservation by The Union Central Life Insurance Company, to Tom Merritt and Wilhelmina Merritt, dated April 6, 1965, filed April 15, 1965 at 8:00 A.M. and recorded in Book 124, Deeds, page 242 in the Office of the Register of Deeds of Coffey County, Kansas.
10. Right of Way Easement for a 30' waterline easement, by Tom Merritt to Rural Water District #2, dated June 18, 1969, filed October 9, 1969 at 1:45 P.M. and recorded in Book O, Misc., page 76 in the Office of the Register of Deeds of Coffey County, Kansas.
11. Lease by Thomas E. Merritt to Robert L. Atchison, dated March 15, 1972, filed April 24, 1974 at 11:30 A.M. and recorded in Book 13, O&G, pages 407-408 in the Office of the Register of Deeds of Coffey County, Kansas.
12. Right of Way for 150' Easement by Tom Merritt to Kansas Gas & Electric, dated February 22, 1974, filed March

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Schedule B
(Continued)

Commitment No.: 221-098

7, 1974 at 11:00 A.M. and recorded in Book Q, Misc., page 670 in the Office of the Register of Deeds of Coffey County, Kansas.

13. Lease by Thomas E. Merritt to Robert L. Atchison, dated December 11, 1976, filed December 14, 1976 at 11:40 A.M. and recorded in Book 20, O&G, pages 364-635 in the Office of the Register of Deeds of Coffey County, Kansas.
14. Lease by Delores Ann Lafferty to Petrol Energy Inc., dated March 16, 2002, filed March 25, 2002 at 11:15 A.M. and recorded in Book 35, Misc., pages 146-148 in the Office of the Register of Deeds of Coffey County, Kansas.
15. Right of Way Easement by Delores Ann Lafferty to Osage Resources LLC, dated June 21, 2004, filed November 9, 2004 at 4:20 P.M. and recorded in Book YY, Misc., page 650 in the Office of the Register of Deeds of Coffey County, Kansas.
16. Right of Way Easement by Delores Ann Lafferty to Petrol Oil & Gas Inc., dated January 5, 2005, filed May 2, 2005 at 3:30 P.M. and recorded in Book ZZ, Misc., pages 340-342 in the Office of the Register of Deeds of Coffey County, Kansas.
17. Conveyance by Petrol Oil & Gas, Inc. to Coal Creek Pipeline, Inc., dated October 15, 2005, filed April 11, 2006 at 9:30 A.M. and recorded in Book 3A, Misc., pages 486-490 in the Office of the Register of Deeds of Coffey County, Kansas.
18. Right of Way Easement by Delores Ann Lafferty to Coal Creek Pipeline, Inc. dated July 25, 2006, filed September 7, 2006 at 1:05 P.M. and recorded in Book 40, O&G, pages 15-17 in the Office of the Register of Deeds of Coffey County, Kansas.

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DECLARATION OF EXPIRATION OF MINERAL RESERVATION #24,613

KNOW ALL MEN BY THESE PRESENTS: That Whereas in that certain Deed dated the 22nd day of November, 1944, between THE UNION CENTRAL LIFE INSURANCE COMPANY, a Corporation, as First Party, and Tom Merritt and Wilhelmina Merritt of Coffey County, State of Kansas, as Second Parties, recorded in Book _____, page _____ of the records of Coffey County, Kansas, to-wit:

E $\frac{1}{2}$ of Fractional NW $\frac{1}{4}$ of Section 6, Township 22, Range 14 East of the Sixth Principal Meridian, less .3 acre conveyed to the Board of County Commissioners of Coffey County, Kansas, by Highway Easement dated March 17, 1943,

to which Deed reference is hereby made for a more particular description of the interest in the minerals so reserved.

NOW, THEREFORE, the First Party states that there was no production of minerals from said premises and that the premises were not being developed or operated at the end of the term of said exception and reservation, and that such exception and reservation has expired and is of no further force and effect.

IN WITNESS WHEREOF, the said THE UNION CENTRAL LIFE INSURANCE COMPANY has hereunto caused its name to be subscribed and its corporate seal to be affixed, this 6th day of April, A.D., 1965.

THE UNION CENTRAL LIFE INSURANCE COMPANY

(Corp. Seal)

By B. G. DeWeese
B. G. DeWeese, Vice President Hw

STATE OF OHIO) SS.
COUNTY OF HAMILTON)

BE IT REMEMBERED, That on this 6th day of April, 1965, before me, a Notary Public in and for said County and State, personally appeared B. G. DeWeese, to me personally known, and known to me to be the Vice President of THE UNION CENTRAL LIFE INSURANCE COMPANY, a Corporation, and he duly acknowledged the execution of said instrument for and on behalf of and as the act and deed of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the day and year first above written.

(SEAL) My Commission expires:
December 14, 1968

Marguerite O'Brien
Marguerite O'Brien, Notary Public
in and for Hamilton County, Ohio

Filed for record on the 15th day of April A.D. 1965 at 8:30 o'clock A. M.

Hattie Dornes
Hattie Dornes, Register of Deeds

DEED QUITCLAIM

THIS INDENTURE, Made this 27th day of February, 1965, between Louis L. Kennard and Fleda M. Kennard, his wife, Lena Piper and Glenn H. Piper, her husband, and Perl Kennard and Lillian L. Kennard, his wife, of Coffey County, in the State of Kansas, of the first part, and John F. Bear of Coffey County, in the State of Kansas, of the second part, WITNESSETH, That said parties of the first part, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration the receipt of which is hereby acknowledged, do by these presents, REMISE, RELEASE AND QUITCLAIM, unto said party of the second part, his heirs and assigns, all the following-described REAL ESTATE, situated in the County of Coffey and State of Kansas, to wit:

All of our interest in and to Lots One (1) and Two (2), in Block Forty-nine (49), in the City of LeRoy, Kansas.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, forever.

IN WITNESS WHEREOF, The said parties of the first part have hereunto set their hands, the day and year first above written.

s/ Perl Kennard
Perl Kennard
s/ Lillian L. Kennard
Lillian L. Kennard

s/ Louis L. Kennard
Louis L. Kennard
s/ Fleda M. Kennard
Fleda M. Kennard
s/ Lena Piper
Lena Piper
s/ Glenn H. Piper
Glenn H. Piper

STATE OF Kansas, Coffey COUNTY, ss.

BE IT REMEMBERED, That on this 27th day of February, A.D. 1965 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Louis L. Kennard and Fleda M. Kennard, his wife, Lena Piper and Glenn H. Piper, her husband, and Perl Kennard and Lillian L. Kennard, his wife, who are personally known to me to be the same persons who executed the within instrument of writings, and such persons have duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last above written.

(SEAL) (Term expires February 7, 1966)

Ruth L. Forbes
Ruth L. Forbes Notary Public

Filed for record on the 22nd day of April A.D. 1965 at 8:00 o'clock A. M.

Hattie Dornes
Hattie Dornes, Register of Deeds

Book
D124

Form FHA-KS 442-5
(Rev. 2-17-65)

UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

RIGHT-OF-WAY EASEMENT

State of Kansas, Coffey County
Filed 10-9-1969 Page 76
Twp 14S R 14E Sec 36 Misc
By Marjorie E. Steep
Fee \$3.00 Deputy

KNOW ALL MEN BY THESE PRESENTS, that Tom Merritt and Wilhelmina Merritt, his wife, hereinafter called Grantors, in consideration of one dollar (\$1.00) and other good and valuable consideration paid by Coffey County Rural Water District No. 2, hereinafter called the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, and convey to said Grantee, its successors, and assigns, a perpetual easement with the right to erect, construct, install, and lay and thereafter use, operate, inspect, repair, maintain, replace and remove

one water line

over and across the following land owned by Grantor in Coffey County, State of Kansas

- Tract 1: The East Half (E $\frac{1}{2}$) of the Fr. Northwest Quarter (Fr. NW $\frac{1}{4}$), Section Six (6), in Township Twenty-two (22) South, of Range Fourteen (14); and
Tract 2: The South Half (S $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-two (32), in Township Twenty-one (21), South, of Range 14, all East of the Sixth Principal Meridian, except the Northeast Quarter (NE $\frac{1}{4}$) of the said Southeast Quarter (SE $\frac{1}{4}$).

Together with the right of ingress and egress over Grantors' adjacent lands for the purposes for which the above-mentioned rights are granted. The easement hereby granted shall not exceed 30 ft. in width, ~~the center line thereof to be located across said lands as follows:~~

The line will be laid wherever land and topography conditions permit as follows: ~~Tract 1: Adjacent to the North property line.~~

~~Tract 2: Adjacent to the West and the South property lines, PROVIDED, The line shall be laid North of the dwelling located on the S $\frac{1}{2}$ SE $\frac{1}{4}$ 32-21-14.~~

The consideration recited herein shall constitute payment in full for all damages sustained by Grantors by reason of the installation of the structures referred to herein and the Grantee will maintain such easement in a state of good repair and efficiency so that no unreasonable damages will result from its use of Grantors' premises. This Agreement together with other provisions of this grant shall constitute a covenant running with the land for the benefit of the Grantee, its successors, and assigns. The Grantors covenant that they are the owners of the above-described lands and that said lands are free and clear of all encumbrances and liens except the following:

*and the corralls and loading pens shall not be damaged or disturbed, and the line shall be laid not to exceed twenty (20) feet east of the fence along the west side of said tract.

IN WITNESS WHEREOF the said Grantors have executed this instrument this 18th day of June, 1969

STATE OF KANSAS

SS:

COUNTY OF COFFEY

Tom Merritt
Wilhelmina Merritt

BE IT REMEMBERED, that on this 18th day of June, 1969, before me, the undersigned, a Notary Public, in and for the county and state aforesaid, came Tom Merritt and Wilhelmina Merritt, his wife, who are personally known to me to be the same person S who executed the within instrument of writing and such person S duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Louise M. Meek
Notary Public
Sept. 2, 1969

FHA-KS 442-5 (Rev. 2-17-65)

RIGHT-OF-WAY EASEMENT

The undersigned as grantor(s) do(es) hereby grant and convey to KANSAS GAS AND ELECTRIC COMPANY, a corporation, its successors and assigns, as grantee, a Right-of-Way easement to clear timber, trim necessary trees for and build, maintain, alter, repair, operate and remove one (1) transmission line consisting of poles, towers, wires, equipment and fixtures over and across the following described lands situated in Coffey County, State of Kansas, to-wit:

A strip one hundred and fifty (150) feet in width across the East 1/2 of the Northwest 1/4 of Section 6, Township 22 South, Range 14 East being seventy-five (75) feet right and left of a center line between a point on the East line of said East 1/2 of the Northwest 1/4 which point is approximately 1165 feet South of the Northeast corner thereof and a point on the West line of said East 1/2 of the Northwest 1/4 which point is approximately 1000 feet North of the Southwest corner thereof,

with the right of ingress and egress to and from the same. In exercising its rights of ingress and egress the grantee shall, whenever practicable, use existing roads and lanes, and shall repair any damage caused by its use thereof.

It is agreed that the above stated approximate location of the center line may be varied not to exceed fifty (50) feet in any direction, and that the final location of this Right-of-Way easement will become fixed within the property by the construction of the electric transmission line.

Grantors agree that they will not locate any building, hay stack, straw stack, trees, structure or any combustible material, exclusive of crops, within the Right-of-Way. The said grantor(s), heirs or assigns to fully use and enjoy the said premises except for and subject to the rights of grantee for the purposes hereinbefore granted to said grantee, its successors or assigns, who by its acceptance hereof and entry upon the premises for the use thereof hereby agrees to pay any and all damages which may be caused to crops, fences and to the surface of the land resulting from movement of equipment, in the building, maintaining and operating of said lines; said damages, if not mutually agreed upon to be ascertained and determined by three disinterested persons, one of whom shall be selected by the said grantor(s), heirs or assigns, the second by the grantee, its successors or assigns, and the third by the two so appointed as aforesaid. The awards of such three persons to be final and conclusive.

Grantee shall have the right to remove and keep removed all trees and brush from the above described Right-of-Way and may remove or top any other trees adjacent to said Right-of-Way whose height plus ten feet equals or exceeds the horizontal distance from the tree to the nearest conductor wire. All logs, limbs and brush removed by grantee in clearing the Right-of-Way will be burned or removed, unless otherwise mutually agreed between grantor and grantee. Receipt of payment of one dollar and other good and valuable considerations herefor is hereby acknowledged.

Dated this 22nd day of February, 1974.

R R I

State of Kansas, Coffey County, ss:

This instrument was filed for record on

the 7th day of March, A.D., 1974

at 1:00 clock A.M. and duly recorded

in Book Q of Misc page 670

Fee \$8.00

REGISTER OF DEEDS

STATE OF KANSAS,
Coffey } ..
COUNTY

I hereby certify that on this 22nd day of February, A.D. 1974, before me, the undersigned,

a Notary Public in and for the County and State aforesaid, came

Tom Merritt

and Wilhelmina Merritt

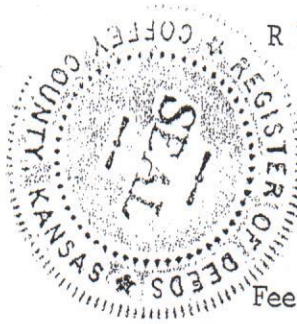
known to me personally to be the same person(s) who signed and executed the above instrument, and they each fully acknowledged the execution of the same.

WITNESS my hand and Notarial Seal on the day and date last above written.

July 18, 1974

Richard E. Lewis

Notary Public Richard E. Lewis



R R I

State of Kansas, Coffey County, ss

This instrument was filed for record on
the 2 day of May A.D. 2005
at 3:30 o'clock P. M and duly recorded
in Book Z Z of Misc. at page 340-342

Fee \$16.00

REGISTER OF DEEDS

By

Deputy

RIGHT OF WAY AND EASEMENT AGREEMENT

Effective Date: 1/5/2005

County: Coffey

State: Kansas

FOR TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Dolores Ann Lafferty, 407 Fessenden, Gridley, Ks, 66852**, hereby convey and grant to Petrol Oil and Gas, Inc whose address is 3161 East Warm Springs Road #300, Las Vegas, Nevada, 89120 its successors and assigns, a perpetual easement and right of way to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove any line, compressor, booster, station or related equipment transporting all the oil/gas/condensate and water produced from the exhibit described below or surrounding acreage. Said easement shall not exceed 15 feet in width on both sides of said pipelines, and Grantors grant unto Grantee ingress and egress over and across the following described real estate situated in Coffey County, Kansas.

SEE EXHIBIT "A"

GRANTEE shall bury any lines below plow depth (48").

This consideration recited herein above shall constitute payment in full for the easement and right of way and for any damages sustained by Grantors caused or occurring by reason of the construction and installment, use, operation, inspection, repair, maintenance, replacement, and removal of pipeline, compressors, boosters or related equipment except that Grantee shall remain liable for damages to growing crops, fences and any direct physical damages caused to the property of the Grantors as a result of construction, erection, maintenance, and repair of said transmission lines and easements. Grantee shall

maintain the transmission lines located on the easement area in a good state of maintenance and repair so that no unreasonable damages will result there from. Upon termination of this easement the property shall be returned as closely as possible to the original condition.

IN WITNESS WHEREOF, GRANTORS have executed this agreement and set their hands effective this 18, day of Jan, 2005.

Grantors:

Dolores Ann Lafferty
Dolores Ann LAFFERTY

STATE OF KANSAS, COUNTY OF Coffey SS:
BE IT REMEMBER, That on this 18 day of JAN, 2005, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came
Dolores Ann Lafferty
husband and wife, who are personally know to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have here unto set my hand and affixed my seal the day and year last above written.

Gina M Audiss
Notary public

My Appointment expires: 3-4-06

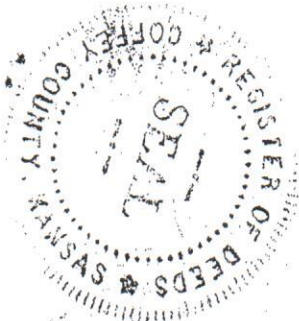


RIGHT OF WAY AGREEMENT

EXHIBIT "A"

Tract One: A tract of ground beginning in the Northwest corner of the East half of the Northwest quarter heading South along the hedgerow, more or less than 20 feet centered from the property line, then turning East at the Southwest corner of the East half of the Northwest corner to the Southeast corner of the East half of the Northwest quarter. All located in Section 6, Township 22, Range 14 Coffey County, Kansas.

All located in the E/2 NW/4 of Sec 6, Twp. 22, Rng 14.



RRI State of Kansas, Coffey County, ss

This instrument was filed for record on

the 11 day of April, A.D. 2006

at 9:30 o'clock A. M and duly recorded

GENERAL CONVEYANCE in Book 3A of Misc., at page 486-490

Auren R. Birk
REGISTER OF DEEDS

Fee \$24.00

This General Conveyance made as of the 15th day of October, 2005 is by and between **Petrol Oil and Gas, Inc.**, a Nevada corporation ("Vendor") and **Coal Creek Pipeline, Inc.**, a Nevada corporation ("Purchaser").

WHEREAS, Vendor currently is the owner of certain assets (the "Assets"), a list of which is attached hereto as Exhibit A;

WHEREAS, Vendor has entered into a Master Security Agreement with Laurus Master Fund, Ltd. ("Laurus") dated October 28, 2004, by which Vendor granted Laurus a security interest in certain of Vendor's property, which includes all of the Assets;

WHEREAS, Vendor pursuant to this General Conveyance has agreed to sell and convey to Purchaser and Purchaser has agreed to purchase and accept from Vendor the Assets; and

WHEREAS, Purchaser acknowledges that the Assets are and will continue to be subject to the Master Security Agreement, as may be amended from time to time, between Vendor and Laurus and Purchaser shall execute any and all documents necessary to ensure Laurus' security interest in the Assets continues to be in full force and effect;

NOW THEREFORE for the consideration provided for in this General Conveyance and in consideration of the premises hereto and the covenants and agreements hereinafter set forth, the Parties agree as follows:

1. **CONVEYANCE**. Vendor hereby sells, assigns, transfers, conveys and sets over to Purchaser and Purchaser hereby purchases from Vendor all of Vendor's right, title, estate and interest in and to the Assets TO HAVE AND TO HOLD the same, together with all benefit and advantage to be derived therefrom, absolutely, subject to the security interest granted to Laurus and the terms of this General Conveyance.

2. **PURCHASE PRICE**. As full and complete payment for the Assets, Purchaser shall issue to Vendor One Million (1,000,000) shares of Purchaser's common stock, which represents 100% of the issued and outstanding shares of Purchaser's common stock. Following completion of this General Conveyance, Purchaser shall be operated as a wholly owned subsidiary of Vendor.

3. **MUTUAL REPRESENTATIONS AND WARRANTIES**. Each of the Vendor and the Purchaser represents and warrants to the other that:

- (i) ***Standing***: It is duly organized, validly subsisting, registered and authorized to carry on business in the jurisdiction(s) where the Assets are located;
- (ii) ***Requisite Authority***: It has the requisite capacity, power and authority to execute this General Conveyance and all other documents to be executed by it, or on its behalf, hereunder and to perform its obligations hereunder;

- (iii) *No Conflict*: The execution and delivery of this General Conveyance and the completion of the transfer of the Assets hereunder are not and will not be in breach of, or in conflict with:
- (a) any provision of the charter, by-laws, partnership agreement or other governing documents of that Party;
 - (b) the Laws or any court order, decree or judgment applicable to that Party or the Assets; or
 - (c) any agreement, instrument, permit or authority to which it is a party or by which it is bound;
- (iv) *Execution and Enforceability*: The Agreement has been validly executed and delivered by that Party, and the Agreement and all other documents executed and delivered on behalf of that Party hereunder constitute binding obligations of that Party enforceable in accordance with their respective terms and conditions; and
- (v) *No Finders' Fees*: It has not incurred any obligation or liability, contingent or otherwise, for brokers' or finders' fees for this transaction for which the other Party will have any responsibility.
4. SUBSTITUTION. The assignment and conveyance effected by this General Conveyance is made with full right of substitution of Purchaser in and to all covenants, representations, warranties and indemnities by others for the benefit of Vendor heretofore given or made in respect of the Assets or any part thereof.
5. ENUREMENT. This General Conveyance enures to the benefit of and is binding upon the Parties and their respective successors and permitted assigns.
6. FURTHER ASSURANCES. Each Party shall, after the date of this General Conveyance, at the request of the other Party and without further consideration, do all further acts and execute and deliver all further documents which are reasonably required to perform and carry out the terms of this General Conveyance.
7. INTERPRETATION. This Agreement shall in all respects be subject to and interpreted, construed and enforced in accordance with and under the laws of the State of Nevada and shall in every regard be treated as a contract made in the State of Nevada. The parties hereto irrevocably attorn and submit to the jurisdiction of the courts of the State of Nevada in respect of all matters arising out of or in connection with this General Conveyance.
8. COUNTERPARTS. This General Conveyance may be executed in as many counterparts as are necessary and all executed counterparts together shall constitute one agreement.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have duly executed this General Conveyance as of the date first written above.

Vendor:
Petrol Oil and Gas, Inc.,
A Nevada corporation

Purchaser:
Coal Creek Pipeline, Inc.,
A Nevada corporation

By: [Signature]
Lawrence Finn, Chief Financial Officer

By: [Signature]
Paul Branagan, President

ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF Dallas) ss:

BE IT REMEMBERED, that on this 30 day of January, 2006, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came LAWRENCE FINN, Chief Financial Officer of Petrol Oil and Gas, Inc., who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public [Signature]
My Appointment Expires:
(SEAL)



ACKNOWLEDGMENT

STATE OF NEVADA)
COUNTY OF Clark) ss:

BE IT REMEMBERED, that on this 27 day of January, 2006, before me, the undersigned, a notary public in and for the county and state aforesaid, came PAUL BRANAGAN, President of Coal Creek Pipeline, Inc., who is personally known to me to be the same person who executed the within instrument of writing, and such person duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public [Signature]
My Appointment Expires:
(SEAL)



Exhibit A

LIST OF CONVEYED ASSETS

1. Easement described as a tract of land beginning in the SE corner of the E/2 of the SW/4, heading west along the road and ending in the SW corner of the E/2 of the SW/4. All land located in the E/2 of the SW/4 in Section 5, Township 22S, Range 14E in Coffey County, Kansas
2. Easement described as a tract of ground that runs from the Northwest corner of the Southeast Quarter of Section 7, Township 21S, Range 14E running north/south to the Southwest corner of the Southeast Quarter of section 7, Township 21S, Range 14E, all located in the SE/4 of Section 7, Township 21S, Range 14E in Coffey County, Kansas.
3. Easement described as a tract of ground beginning in the Northeast corner of the Northwest Quarter running West to the Northwest corner of the Northwest Quarter, thence heading due South parallel to Contour Rd., ending in the Southwest corner of the Northwest Quarter of Section 18, Township 21S, Range 14E all located in the NW/4 of Section 18, Township 21S, Range 14E in Coffey County, Kansas.
4. Easement described as a tract of ground beginning in the Northwest corner of the Northwest Quarter thence heading due south along Contour Road and ending in the Southwest corner of the Southwest Quarter of Section 30, Township 21S, Range 14E, all located in the West Half of Section 30, Township 21S, Range 14E in Coffey County, Kansas.
5. Easement described as a tract of ground beginning in the Northwest corner heading South along Contour Rd., remaining more or less 10 feet centered from the property line, then turning East at the well for more or less 330 feet and then heading Southwest for more or less 330 feet toward the hedgerow, all located in the West half of Section 31, Township 21S, Range 14E, in Coffey County, Kansas.
6. Easement described as a tract of ground beginning in the Southwest corner of the Southwest Quarter thence heading due east along 9th Road to the Southeast corner of the West Half of the Southwest Quarter of Section 5, Township 22S, Range 14E, all located in the SW/4 of Section 5, Township 22S, Range 14E.
7. Easement described as a tract of ground beginning in the Southwest corner of the East Half of the Southeast Quarter thence heading due east along 9th Road and ending in the Southeast corner of the East Half of the Southeast Quarter of

Section 6, Township 22S, Range 14E, all located in the SE/4 of Section 6, Township 22S, Range 14E, all in Coffey County, Kansas.

8. Easement described as a tract of ground beginning in the Northwest corner of the East Half of the Northwest Quarter heading south along the hedgerow, more or less 20 feet centered from the property line, then turning East at the Southwest corner of the East half of the Northwest corner of the Southeast corner of the East Half of the Northwest Quarter, all located in Section 6, Township 22S, Range 14 E in Coffey County, Kansas.
9. Easement described as a tract of ground beginning in the Northwest corner of the West Half of the Southeast Quarter, thence heading due south to the Southwest corner of the West Half of the Southeast Quarter of Section 6, Township 22S, Range 14E, all in the W/2 of the SE/4 of Section 6, Township 22S, Range 14E in Coffey County, Kansas.
10. Easement described as a tract of land beginning in the Southwest corner of the West Half of the Southeast Quarter, thence heading due east along 9th Road to the Southeast corner of the West Half of the Southeast Quarter, all located in the W/2 of the SE/4 of Section 6, Township 22S, Range 14E in Coffey County, Kansas.
11. Easement described as a tract of ground beginning in the Northwest corner of the Northeast Quarter of Section 8, Township 22S, Range 14E thence heading southeast between the two ponds; thence heading due south to 8th Road, thence heading east to the Southeast corner and thence West to the Southwest corner of the Northwest Quarter of Section 8, Township 22S, Range 14E, all located in the NE/4 of Section 8, Township 22S, Range 14E in Coffey County, Kansas
12. Easement described as being 30 feet in width located on the North 30 feet of the North Half of Section 24, Township 21S, Range 13E and the East thirty feet of the Northeast Quarter of Section 24, Township 21S, Range 13E all in Coffey County, Kansas.
13. Easement described as a tract of land in the Southeast Quarter of the Northeast Quarter of Section 24, Township 21S, Range 13E containing 2 acres more or less for a compressor site in Coffey County, Kansas.



RRI State of Kansas, Coffey County, ss
This instrument was filed for record on
the 7 day of September A.D. 20 06
at 1:05 o'clock P. M and duly recorded
in Book 40 of O&G at page 15-17
[Signature]
REGISTER OF DEEDS Fee \$16.00

RIGHT OF WAY AND EASEMENT AGREEMENT

Effective Date: 07/25/2006
County: Coffey
State: Kansas

FOR TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Dolores Ann Lafferty, 407 Fessenden, Gridley, KS 66852**, hereby convey and grant to Coal Creek Pipeline, Inc. whose address is 3161 East Warm Springs Road #300, Las Vegas, Nevada, 89120 its successors and assigns, a perpetual easement and right of way to erect, construct, install and lay and thereafter use, operate, inspect, repair, maintain, replace and remove any line, compressor, booster, station or related equipment transporting all the oil/gas/condensate and water produced from the exhibit described below or surrounding acreage. Said easement shall not exceed 15 feet in width on both sides of said pipelines, and Grantors grant unto Grantee ingress and egress over and across the following described real estate situated in Coffey County, Kansas.

SEE EXHIBIT "A"

GRANTEE shall bury any lines below plow depth (48")

This consideration recited herein above shall constitute payment in full for the easement and right of way and for any damages sustained by Grantors caused or occurring by reason of the construction and installment, use, operation, inspection, repair, maintenance, replacement, and removal of pipeline, compressors, boosters or related equipment except that Grantee shall remain liable for damages to growing crops, fences and any direct physical damages caused to the property of the Grantors as a result of construction, erection, maintenance, and repair of said transmission lines and easements. Grantee shall

maintain the transmission lines located on the easement area in a good state of maintenance and repair so that no unreasonable damages will result there from. Upon termination of this easement the property shall be returned as closely as possible to the original condition.

IN WITNESS WHEREOF, GRANTORS have executed this agreement and set their hands effective this 1st, day of Sept, 2006.

Grantors:

Dolores Ann Lafferty
Dolores Ann Lafferty

STATE OF KANSAS, COUNTY OF Coffey SS:
BE IT REMEMBERED, That on this 1st day of Sept, 2006, before me, the undersigned, a Notary Public in and for the county and state aforesaid, came
Dolores Ann Lafferty
who are personally know to me to be the same persons who executed the within instrument of writing, and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have here unto set my hand and affixed my seal the day and year last above written.

Nikki Barrett
Notary public

My Appointment expires: 3/25/09

 NOTARY PUBLIC - State of Kansas
NIKKI BARRETT
My Appt. Expires March 25, 2009

Right of Way Agreement

Exhibit "A"

Tract One: A tract of ground beginning in the Northwest corner of the East half of the Northwest quarter heading South along the hedgerow, more or less than 30 feet East for the center of the property line, then turning East at the Southwest corner of the East half of the Northwest corner to the Southeast corner of the East half of the Northwest quarter. All located in the E/2 of the NW/4 of Section 6, Township 22S, Range 14E, Coffey County, Kansas.