

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

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OGMD

1 **PROPERTY** 524 Rager Rd, Cherry Tree, PA 15724-9644
2 **SELLER** Doyle D. Oaks
3 **BUYER**

4 This Property is (select one):

D.O.

5 ☐ subject to a lease affecting subsurface rights.

Unknown

6 ☒ not subject to a lease affecting subsurface rights.

7 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best inten-
8 tions of sellers, property owners are often not aware of the precise extent of the oil, gas and/or mineral rights/interests that they may
9 or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the oil,
10 gas and/or mineral rights/interests for the Property and is not a substitute for any inspections or warranties that Buyer may wish
11 to obtain. The responses provided below are given to the best of Seller's knowledge and may not reflect all oil, gas and/or mineral
12 rights/interests for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or rep-
13 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is advised to conduct a full
14 examination of oil, gas and/or mineral rights/interests for the Property.

15 1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED

16 (A) Seller is aware that the following oil, gas and/or mineral rights/interests have been previously leased, sold or otherwise conveyed
17 by Seller or a previous owner of the Property (exceptions) as indicated and is not transferring them to Buyer:

18 ☒ Oil

19 ☒ Gas

20 ☒ Minerals

21 ☒ Coal

22 ☐ Other

23 (B) It cannot be presumed that Seller's failure to indicate an exception will entitle Buyer to all of those rights/interests. Buyer is ad-
24 vised to conduct a full examination of all oil, gas and/or mineral rights/interests for the Property.

25 (C) The warranty of title in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that have been ex-
26 cepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these
27 rights/interests.

28 2. SELLER'S RESERVATION OF OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS

29 (A) Seller is reserving the following oil, gas and/or mineral rights/interests as indicated and is not transferring them to Buyer:

30 ☐ Oil

31 ☐ Gas

32 ☐ Minerals

33 ☐ Coal

34 ☐ Other

35 This reservation(s) will be executed in its entirety at settlement, unless otherwise indicated.

36 (B) Seller's reservation does not apply to domestic free gas and surface damage rights/interests, which are set forth below.

37 (C) The warranty of title identified in the Agreement of Sale does not pertain to the oil, gas and/or mineral rights/interests that are
38 reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment
39 of these rights/interests.

40 3. DOMESTIC FREE GAS

41 (A) Generally, Domestic Free Gas is a by product of the drilling process which can be supplied to a residential structure located on the
42 property where drilling takes place to be used for heating the structure.

43 (B) Seller will convey to Buyer 100% of the domestic free gas rights/interests unless otherwise stated here
44

45 4. SURFACE DAMAGES

46 In the event Seller is reserving and retaining oil, gas and/or mineral rights/interests as set forth in Paragraph 2(A), then Seller further
47 agrees to convey, assign and/or transfer to Buyer: i) the exclusive right to receive compensation for any and all damages, which in-
48 clude, but are not limited to, pipeline rights-of-way, well pad sites, compressor sites, and standing marketable timber, and ii) any and
49 all surface consent or surface remediation rights set forth in the applicable oil, gas, and/or mineral rights lease, pipeline right-of-way
50 agreement or other surface use agreement pertaining to the Property. A copy of the applicable language of the lease is attached to this
51 Disclosure or will be provided to Buyer within _____ days (10 if not specified).

52 Seller's Initials: D.O. /

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Buyer's Initials: /



Pennsylvania
Association of
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Timberland Realty, 1890 East Main Street Falconer NY 14733
Ronald Westover

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

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Phone: (555)555-5555

Fax:

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Oaks Doyle

53 **5. ASSIGNMENT OF LEASES**

54 Seller is aware that the following leases of oil, gas and/or mineral rights/interests have been assigned from the original lessee to an-
55 other entity:

- 56 ☐ Oil _____
57 ☐ Gas _____
58 ☐ Minerals _____
59 ☐ Coal _____
60 ☐ Other _____

61 **6. DOCUMENTATION**

- 62 ☒ Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other docu-
63 ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.
64 ☐ Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,
65 pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convey-
66 ances, assignments, or transfers of these rights/interests, as follows: _____
67 _____
68 _____
69 _____

70 **7. Other**

71 Seller is conveying any and all subsurface rights he may own.
72 _____
73 _____
74 _____

75 SELLER Doyle D. Oaks **Doyle D. Oaks** DATE 2/23/2022
76 SELLER _____ DATE _____
77 SELLER _____ DATE _____

78 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

79 The undersigned Buyer acknowledges receipt of this Disclosure. Buyer acknowledges that this Statement is not a warranty
80 and that Buyer is purchasing the Property with only the oil, gas and/or mineral rights/interests that Seller is able and willing to
81 convey. It is Buyer's responsibility to satisfy himself or herself as to the ownership status of the oil, gas and/or mineral rights/
82 interests to the Property. Buyer may investigate the ownership status of the oil, gas and/or mineral rights/interests, at Buyer's
83 expense and by qualified professionals.

84 BUYER _____ DATE _____
85 BUYER _____ DATE _____
86 BUYER _____ DATE _____