

OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS DISCLOSURE

OGMD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY _____ 9 *Banahasky Lane, Finleyville, PA 15332*
2 SELLER _____ *Carl Haessler, Jennifer Haessler*
3 BUYER _____

4 Surface and subsurface rights are often transferred together, but sometimes are transferred separately. Despite the best intentions of sellers, property owners are often not aware of the precise extent of the oil, gas and/or mineral rights/interests that they 5 may or may not own. The following has been completed by Seller to indicate Seller's knowledge of and intentions about the oil, 6 gas and/or mineral rights/interests for the Property and is not a substitute for any inspections or warranties that Buyer may wish 7 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 8 rights/interests for the Property. The statements contained herein are not a warranty of any kind by Seller or a warranty or rep- 9 10 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is advised to conduct a full 11 examination of oil, gas and/or mineral rights/interests for the Property.

12 1. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS OWNED

13 (A) Seller owns all or a portion of the following rights/interests (if unknown, state "unknown"):

14 Oil _____
15 Gas _____
16 Minerals _____
17 Coal _____
18 Other _____

19 (B) Owner of the following rights, if not Seller:

20 Oil *Banahasky family* unknown
21 Gas *Banahasky family* unknown
22 Minerals *Banahasky family* unknown
23 Coal *Banahasky family* unknown
24 Other *Banahasky family* unknown

25 (C) Seller is is not aware of a lease affecting subsurface rights.

26 If Seller is aware of a lease affecting subsurface rights, does Seller have a copy of the lease(s)? Yes No

27 (D) The warranty of title in the Agreement of Sale does not pertain to any oil, gas, and/or mineral rights/interests that will be conveyed, excepted or reserved. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

30 2. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS EXCEPTED

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

32 Oil _____
33 Gas _____
34 Minerals _____
35 Coal _____
36 Other _____

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

38 (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 excepted. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment of these rights/interests.

39 (D) Oil, gas and/or mineral rights and interests that have been previously conveyed are commonly transferred numerous times, with or without proper recording or notice, from owner to owner as well as by corporate acquisitions. Buyer understands that any information provided by Seller herein about Seller's knowledge of the excepted rights is only given to the best of Seller's ability and may not be current.

47 Seller's Initials CH JH

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Buyer's Initials _____ / _____

48 **3. OIL, GAS AND/OR MINERAL RIGHTS/INTERESTS RESERVED**

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

50 Oil _____
51 Gas _____
52 Minerals _____
53 Coal _____
54 Other _____

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

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

57 (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
58 reserved by Seller. Seller will not defend title to these rights/interests and does not covenant that Buyer will have quiet enjoyment
59 of these rights/interests.

60 **4. SURFACE RIGHTS**

61 (A) Surface rights owned by Seller: _____

62 (B) Surface rights excepted: _____
63 _____
64 _____

65 **5. SURFACE DAMAGES**

66 (A) Damages

67 1. Are you entitled to or do you receive surface damages, including pipeline rights-of-way, well pad sites, compression sites and
68 standing marketable timber, according to the terms of the current lease? Yes No
69 2. If known, what limitations are contained in the lease? _____
70
71 3. If applicable, is the right to claim surface damages and/or remediation rights transferable to a buyer? Yes No
72 4. Seller understands that the exclusive right to receive surface damages will be assigned to the buyer of the property unless oth-
73 erwise stated _____

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

80 **6. DOMESTIC FREE GAS**

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

83 (B) If transferable, Seller will convey to Buyer 100% of the domestic free gas rights/interests.

84 **7. DOCUMENTATION**

85 Seller has no documentation pertaining to any written leases, addenda, surface use agreements, pipeline easements, or other docu-
86 ments relating to prior conveyances, assignments, or transfers of the oil, gas and/or mineral rights/interests to the Property.
87 Seller has attached to this Disclosure copies of all written oil, gas and/or mineral rights leases, addenda, surface use agreements,
88 pipeline easements, and other documents (e.g., royalty agreements) within Seller's possession having to do with prior convey-
89 ances, assignments, or transfers of these rights/interests, as follows:
90
91 _____

92 **8. EASEMENTS & LEGAL ISSUES**

93 (A) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
94 charges, agreements, or other matters, whether recorded or unrecorded, which affect title of the Property? Yes No

95 (B) Are you aware of any existing or threatened action, suit, or government proceeding relating to the oil, gas, mineral and/or other
96 rights discussed herein? Yes No

97 Seller's Initials CH AT

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Buyer's Initials _____ / _____

98 (C) Are you aware of any insurance claims filed relating to the oil, gas, mineral and/or other rights discussed herein? Yes No
99 (D) Are you aware of any apportionment or allocation issues affecting the Property? Yes No
100 (E) Because each interest may be transferred separately (e.g., surface rights transferred separately from mineral rights), each parcel
101 might be identified with a separate Tax Identification Number or parcel number.

102 **9. VALUATION**

103 The parties understand that no licensee acting on Seller's behalf is an expert in establishing a value for the subsurface rights to the
104 Property and that the value of oil, gas, and/or minerals can fluctuate. Either party may, at their own expense, hire an expert to appraise
105 the subsurface rights to the Property.

106 **10. OTHER**

107 ***All OGM rights were retained by the Estate of Anna K. Banahasky at the time of the sellers' purchase.***

108 _____

109 _____

110 _____

111 SELLER *Carl Haessler*
112 SELLER *Jennifer Haessler*
113 SELLER _____

DATE 11/11/2024

DATE 10/20/2024

DATE _____

114 _____

115 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

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

120 _____

121 _____

122 _____

BUYER DATE _____

BUYER DATE _____

BUYER DATE _____