

Instrument prepared by:

VIRGINIA GAS AND OIL BOARD

Order recorded under:

**CODE OF VIRGINIA
§ 45.2-1628**

BEFORE THE VIRGINIA GAS AND OIL BOARD

**RELIEF
SOUGHT:**

An Order for Disbursement of Escrowed Funds

JURISDICTION:

Code of Virginia § 45.2-1600 (et seq)

UNIT/WELL NAME: U17

TRACT(S): 7

LOCATION: BUCHANAN County, Virginia

DOCKET NUMBER: VGOB-93-0420-0363-04

APPLICANTS: Pocahontas Gas LLC on behalf of Rodney Keith Ratliff

HEARING DATE AND LOCATION:

On June 16, 2015, the Virginia Gas and Oil Board, on its own motion, granted the Gas and Oil Director the authority to process coal owner dismissal disbursements that have no pending deficiencies or issues. Code of Virginia Section 45.2-1624 Effective date: July 1, 2015.

APPEARANCES: Mark A. Swartz on behalf of Pocahontas Gas LLC

PRIOR PROCEEDINGS:

1. Supplemental Order Executed 05/19/1994, Recorded on 05/20/1994, Deed Book/Instrument No. 422, Page 453, County BUCHANAN.
2. Original Pooling Order Executed 08/25/1993, Recorded on 08/31/2003, Deed Book/Instrument No. 413, Page 237, County BUCHANAN.
3. Disbursement Order -01 Executed 09/30/2004, Recorded on 10/05/2004, Deed Book/Instrument No. 604, Page 80, County BUCHANAN.
4. Supplemental Order -02, Recorded on 06/21/2007, Deed Book/Instrument No. 70002304, County BUCHANAN.

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5. Disbursement Order -03 Executed 06/22/2016, Recorded on 07/07/2016, Deed Book/Instrument No. 160001178, County BUCHANAN.

NOTICE:

- (1) Amend the Pooling Order to provide for the disbursement of funds on deposit in the Escrow Account attributable to Tract(s) 7 identified in the attached petition.
- (2) Delete the requirement that the Unit Operator place future royalties attributable to Tract(s) 7 relative to the interests of the Applicants identified in the attached petition.
- (3) Close the escrow account under this docket number.

FINDINGS: Code of Virginia § 45.2-1622 AND § 45.2-1624.

Applicant has certified and represented to the Board that:

- a. Rodney Keith Ratliff is the gas claimant(s) in Tract(s) 7. As such Rodney Keith Ratliff is entitled to 100% of the CBM royalties now in escrow and as may be hereafter payable. See Va. Code Ann. § 45.2-1624.A.
- b. That Pocahontas Gas LLC (formerly CNX Gas Company LLC) has previously given the notice(s) required by § 45.2-1624.A to all conflicting coal claimants identified in the above referenced pooling Order and any supplemental Orders pertaining thereto.
- c. That when the Board granted Petitioner's Miscellaneous Petition in VGOB 93-0420-0363-03, it dismissed the coal claimant(s) Harrison-Wyatt LLC as a Respondent to these proceedings. Accordingly, Harrison-Wyatt LLC was not provided further notice under § 45.2-1618 and 1624 of the hearing set on this Petition.
- d. That a detailed accounting in accordance with the applicable provisions of § 45.2-1624 is submitted herewith and identified as Exhibit J.
- e. That an Exhibit identified as Table 1 is annexed hereto, and it specifies how the disbursement(s) is to be calculated and paid by the escrow agent.
- f. That Va. Code Ann. § 45.2-1624.A. further provides that the Operator shall pay such royalties as may hereafter be payable directly to the gas claimant Rodney Keith Ratliff and not escrow same. See Exhibit EE annexed hereto.

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1. The Escrow Agent is ordered, to within ten (10) days of receipt of this executed order, disburse funds for the unit and applicants detailed in Table 1.
2. The Escrow Agent is ordered to close the Escrow Account for the Subject Drilling unit based on the attached Revised Exhibit E which replaces all prior Exhibit E's recorded for the Subject Drilling Unit.

CONCLUSION:

Therefore, the requested relief and all terms and provisions set forth above be and hereby are granted and IT IS SO ORDERED.

APPEALS:

Appeals of this Order are governed by the provisions of the Code of Virginia § 45.2-1609 which provides that any order or decision of the Board may be appealed to the appropriate circuit court and that whenever a coal owner, coal operator, gas owner, gas operator, or operator of a gas storage field certificated by the State Corporation Commission is a party in such action, the court shall hear such appeal de novo.

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DONE AND EXECUTED this 30 day of January, 2025 by a majority of the Virginia Gas and Oil Board.

Chairman, Donald L. Ratliff

DONE AND PERFORMED this 30 day of January, 2025 by Order of the Virginia Gas and Oil Board.

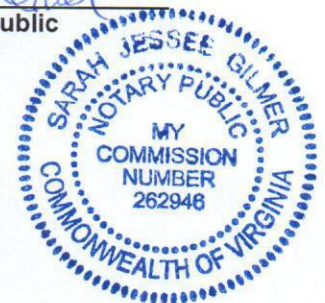
James P. Skorupa
Principal Executive to the staff,
Virginia Gas and Oil Board

COMMONWEALTH OF VIRGINIA
COUNTY OF RUSSELL

Acknowledged on this 30th day of January, 2025, personally before me a notary public in and for the Commonwealth of Virginia, appeared Donald L. Ratliff, being duly sworn did depose and say that he is the Interim Chairman of the Virginia Gas and Oil Board and appeared James P. Skorupa, being duly sworn did depose and say that he is Principal Executive to the staff of the Virginia Gas and Oil Board, that they executed the same and was authorized to do so.

Sarah Jessee Gilmer, Notary Public
262946

My Commission expires: July 31, 2025



BEFORE THE VIRGINIA GAS AND OIL BOARD**PETITIONER:** Pocahontas Gas LLC**GAS AND OIL PROGRAM****DOCKET NO: VGOB**

93-0420-0363-04

RELIEF SOUGHT: (1) DISBURSEMENT FROM ESCROW REGARDING TRACT(S) 7 (2) AND DISMISSAL OF COAL OWNERS PURSUANT TO CODE OF VIRGINIA SECTION 45.2-1624.**HEARING DATE:** On June 16, 2015, the Virginia Gas and Oil Board, on its own motion, granted the Gas and Oil Director the authority to process coal owner dismissal disbursements that have no pending deficiencies or issues. Code of Virginia Section 45.2-1624. Effective date: July 1, 2015.**DRILLING UNIT:** U17**BUCHANAN COUNTY, VIRGINIA****PETITION FOR ORDER OF DISBURSEMENT OF ESCROW FUNDS****1. Petitioner and its counsel**

Petitioner is Pocahontas Gas LLC, PO Box 570, Pounding Mill, VA 24637, 276-596-5075.
Petitioner's counsel is Mark A. Swartz, Hillard & Swartz, LLP, 122 Capital Street, Suite 201,
Charleston, WV 25301.

2. Relief Sought

(1) the disbursement of escrowed funds heretofore deposited with the Board's Escrow Agent, attributable to Tract 7, as depicted upon the annexed table to Rodney Keith Ratliff. (Inactive Account, Royalties currently being paid under VP3SGU, Docket #VGOB 06-0321-1598)

3. Legal Authority

Va. Code Ann. § 45.2-1600 et seq., 4 VAC 25-160-140., and relevant Virginia Gas and Oil Board Orders ("Board") heretofore promulgated pursuant to law.

4. Type of Well(s)

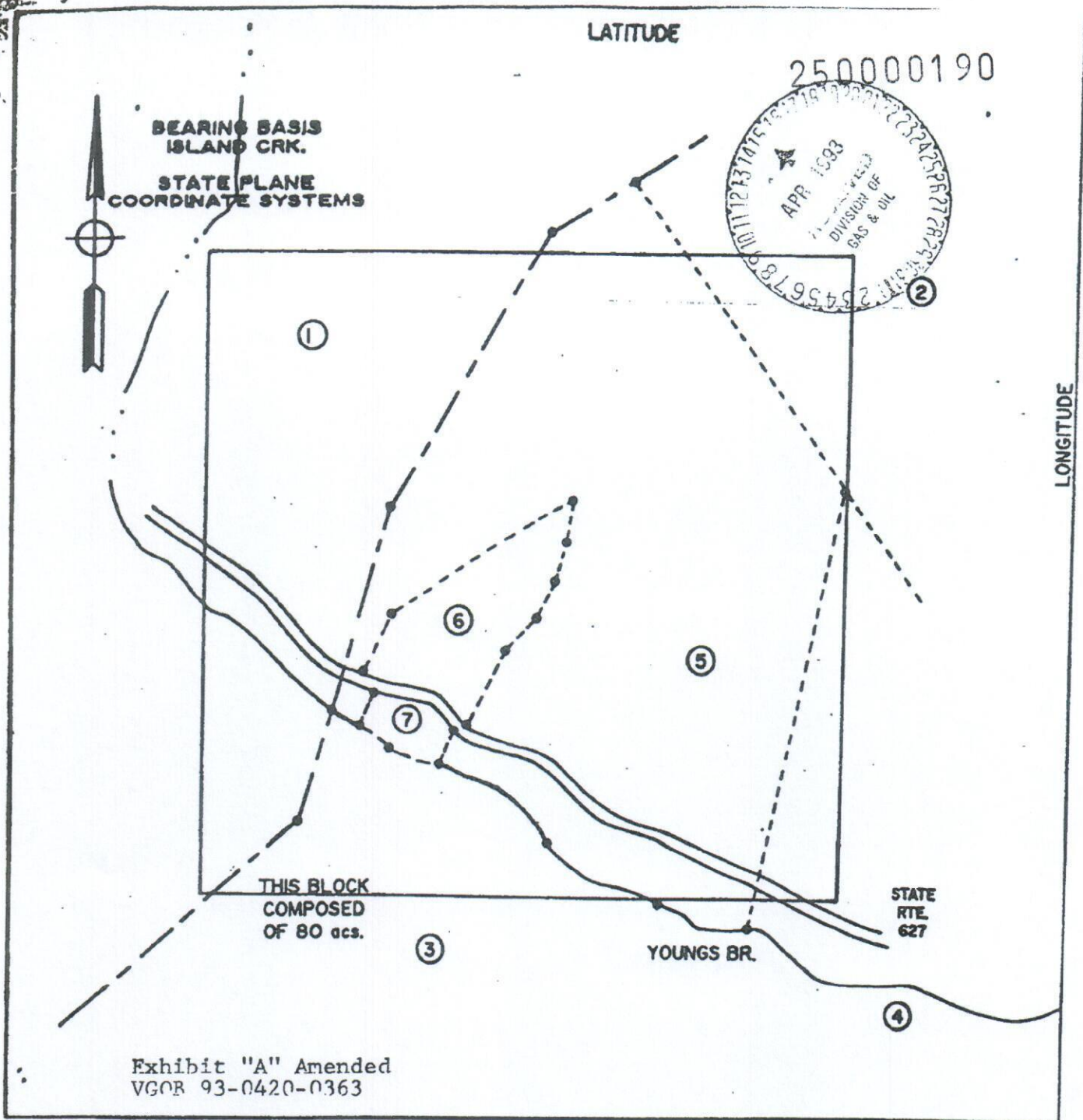
Coalbed Methane

5. Factual basis for relief requested

- a. Rodney Keith Ratliff is the gas claimant(s) in Tract(s) 7. As such Rodney Keith Ratliff is entitled to 100% of the CBM royalties now in escrow and as may be hereafter payable. See Va. Code Ann. § 45.2-1624.A.
- b. That Pocahontas Gas LLC (formerly CNX Gas Company LLC) has previously given the notice (s) required by § 45.2-1624.A to all conflicting coal claimants identified in the above referenced pooling Order and any supplemental Orders pertaining thereto.
- c. That when the Board granted Petitioner's Miscellaneous Petition in VGOB 93-0420-0363-03, it dismissed the coal claimant(s) Harrison-Wyatt LLC as a Respondent to these proceedings. Accordingly, Harrison-Wyatt LLC was not provided further notice under § 45.2-1618 and 1624 of the hearing set on this Petition.
- d. That a detailed accounting in accordance with the applicable provisions of § 45.2-1624 is submitted herewith and identified as Exhibit J.
- e. That an Exhibit identified as Table 1 is annexed hereto, and it specifies how the disbursement (s) is to be calculated and paid by the escrow agent.
- f. That Va. Code Ann. § 45.2-1624.A. further provides that the Operator shall pay such royalties as may hereafter be payable directly to the gas claimant Rodney Keith Ratliff and not escrow same. See Exhibit EE annexed hereto.

6. Attestation

The foregoing Petition to the best of my knowledge, information, and belief is true and correct.



WELL LOCATION PLAT

COMPANY OXY USA INC. WELL NAME and No. UNIT U17
 TRACT No. NA ELEVATION NA VANSANT
 COUNTY BUCHANAN DISTRICT HURRICANE DATE 11/4/92

THIS PLAT IS A NEW PLAT X; AN UPDATED PLAT _____; OR A FINAL LOCATION PLAT _____
 + DENOTES THE LOCATION OF A WELL ON UNITED STATES TOPOGRAPHIC MAPS, SCALE 1 TO 24,000, LATITUDE AND LONGITUDE LINES BEING REPRESENTED BY BORDER LINES AS SHOWN.

HC Van Meter

LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR



ATTACHMENT

Owner	Mineral Ownership	Net Acreage Within Unit	Undivided Net Interest Within Unit
TRACT 2			
Ira Gordon Ratliff Rt. 2 Box 50 Oakwood, VA 24631	Oil & Gas	3.68 ac.	4.82% *
TRACT 3			
Donald & Ann Ratliff Rt. 2 Box 56 Oakwood, VA 24631	Oil & Gas	7.34 ac.	9.18%
TRACT 4			
Dianna L. Graham Box 255 Aylett, VA 23009	Oil & Gas	3.41 ac.	4.27% *
TRACT 5			
Billy & Geneva Ratliff Rt. 2 Box 5 Oakwood, VA 24631	Oil & Gas	38.68 ac.	48.35%
TRACT 6			
Hershel & Rebecca Street Box 143 Rowe, VA 24646	Oil & Gas	3.82 ac.	4.77% *
TRACT 7			
Rodney & Darlene Ratliff Rt. 2 Box 50B Oakwood, VA 24631	Oil & Gas	0.85 ac.	1.06%

ATTACHMENT

Owner	Mineral	Acres	Percent
TRACT 2			
Commonwealth of Virginia c/o James M. Blevins, Jr. Clerk of Court Buchanan County Circuit Court Grundy, VA 24614	Oil & Gas Judgment (Respondent 1.)	4.48 ac.	5.60%
Atlas Sales, Inc. P.O. Box 133 Vansant, VA 24656 Attn.: Mr. Hale	Oil & Gas Judgment (Respondent 1.)	4.48 ac.	5.60%
Grundy National Bank P.O. Box 2080 Grundy, VA 24614	Oil & Gas Judgment (Respondent 1.)	4.48 ac.	5.60%
Buchanan Co. Tax Assessor P.O. Box 950 Grundy, VA 24614 Attn.: Mr. Max Lewis	Oil & Gas Tax Lien (Respondent 1.)	4.48 ac.	5.60%
Buchanan General Hospital Rt. 5 Box 20 Grundy, VA 24614	Oil & Gas Judgment (Respondent 1.)	4.48 ac.	5.60%
U.S. Internal Revenue Service Special Procedure Division P.O. Box 10025 Richmond, VA 23240	Oil & Gas Tax Lien (Respondent 1.)	4.48 ac.	5.60%
TRACT 4			
The Clinic c/o Clinch Valley Physicians, Inc. P.O. Box CVPI Richlands, VA 24641	Oil & Gas Judgment Lien (Respondent 1.)	38.68 ac.	48.35%
Dominion Bankshares Services, Inc. P.O. Box 13327 Roanoke, VA 24040	Oil & Gas Judgment Lien (Respondent 1.)	38.68 ac.	48.35%
Dominion Bank, N.A. P.O. Box 13675 Roanoke, VA 24040	Oil & Gas Judgment Lien (Respondent 1.)	38.68 ac.	48.35%
Robert B. Altizer, Trustee Eric D. Whitesell, Trustee Dollie R. Ratliff, Beneficiary Attorneys at Law Tazewell, VA 24651	Oil & Gas Deed of Trust (Respondent 1.)	38.68 ac.	48.35%
TRACT 6			
Grundy National Bank P.O. Box 2980 Grundy, VA 24614	Oil & Gas Deed of Trust (Respondent 1.)	3.82 ac.	4.77%

* NOTE: Applicant, has under lease or contract the Coalbed Methane Gas underlying the tract(s) within this unit from all other interest owners.

Exhibit E
Unit U-17
Docket # VGOB-93-0420-0363-04
List of Owners/Claimants in Escrow

Acres in Unit	Percent of Unit	Division of Interest in	
		1 East	2 East
		15.4930%	26.8990%

Escrowing no longer required

Exhibit EE
Unit U-17
Docket # VGOB-93-0420-0363-04
List of Respondents with Royalty Split Agreements/Court Orders/HB2058

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	Acres in Unit	Percent of Unit	Division of Interest in		Percent of Escrow
			1 East 15.4930%	2 East 26.8990%	

Tract #2 - 3.68 acres

COAL OWNERSHIP

(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	3.68 acres	4.6000%	0.71268%	1.23735%	<i>n/a</i>
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***NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Ira Ratliff and Juanita Ratliff under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing planiff.*

OIL & GAS OWNERSHIP

(1) Ira Gordon Ratliff	3.68 acres	4.6000%	0.71268%	1.23735%	<i>n/a</i>
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***NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Ira Ratliff and Juanita Ratliff under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing planiff.*

(a) Ira Gordon Ratliff 1181 Youngs Branch Road Oakwood, VA 24631-8505	1.840 acres 1/2 of 3.68 acres	2.3000%	0.35634%	0.61868%	<i>n/a</i>
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***NOTE: Under Court Order No. 203-92, executed 09/14/10, Connie Marie Ratliff (ex-wife of Ira G. (Rocky) Ratliff) is to receive 50% of the royalties.*

(b) Connie Marie Ratliff (DOD 11/18/2019)

(b.1) Derrick Brandon Ratliff 3792 Poplar Creek Rd. Grundy, VA 24614	0.920 acres 1/4 of 3.68 acres	1.1500%	0.17817%	0.30934%	<i>n/a</i>
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(b.2) Travis Ratliff 1181 Youngs Branch Road Oakwood, VA 24631	0.920 acres 1/4 of 3.68 acres	1.1500%	0.17817%	0.30934%	<i>n/a</i>
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***NOTE: By Assignment Agreement, dated 3/11/11, Connie Ratliff assigned her gas rights to Derrick Brandon Ratliff. By Assignment Agreement, dated 2/17/2014, Derrick Brandon Ratliff assigned all royalties and funds due to him back to Connie Marie Ratliff. By Assignment dated 6/1/2022, Ira Ratliff, Derrick Brandon Ratliff, and Travis Ratliff assign all royalty due to Connie Ratliff pursuant to the Divorce Settlement Agreement between Ira Ratliff and Connie Ratliff to Derrick Brandon Ratliff and Travis Ratliff, Instrument# 220000671*

***NOTE: By Deed of Gift dated 5/3/2018, Instrument# 180000856, Ira Gordon Ratliff conveyed to Derrick Brandon Ratliff and Travis Ratliff, 1/2 each, reserving a life estate to Ira Gordon Ratliff*

Tract #3 - 7.34 acres

COAL OWNERSHIP

(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	7.34 acres	9.1750%	1.42148%	2.46798%	<i>n/a</i>
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***NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Donald Ratliff, et ux, under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing planiff.*

OIL & GAS OWNERSHIP

(1) Donald Ratliff Heirs, Devisees, Successors or Assigns

***NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Donald Ratliff, et ux, under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing planiff.*

(a) Anna Pearl Ratliff P.O. Box 359 Oakwood, VA 24631	7.34 acres	9.1750%	1.42148%	2.46798%	<i>n/a</i>
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Exhibit EE
Unit U-17

250000190

Docket # VGOB-93-0420-0363-04

List of Respondents with Royalty Split Agreements/Court Orders/HB2058

	Acres in Unit	Percent of Unit	Division of Interest in		Percent of Escrow
			1 East 15.4930%	2 East 26.8990%	
<u>Tract #4 - 3.41 acres</u>					
<u>COAL OWNERSHIP</u>					
(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	3.41 acres	4.2625%	0.66039%	1.14657%	n/a
<i>**NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Dianna Graham, et vir. under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing plaintiff.</i>					
<u>OIL & GAS OWNERSHIP</u>					
(1) Dianna L. Graham P.O. Box 395 Aylett, VA 23009	3.41 acres	4.2625%	0.66039%	1.14657%	n/a
<i>**NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Dianna L. Graham, et vir. under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing plaintiff.</i>					
<u>Tract #5 - 38.68 acres</u>					
<u>COAL OWNERSHIP</u>					
(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	38.68 acres	48.3500%	7.49087%	13.00567%	n/a
<i>**NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Bill Ratliff, et ux. under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing plaintiff.</i>					
<u>OIL & GAS OWNERSHIP</u>					
(1) Bill Ratliff, et ux. 8771 Garden Creek Road Oakwood, VA 24631	38.68 acres	48.3500%	7.49087%	13.00567%	n/a
<i>**NOTE: The CBM ownership was adjudicated to the prevailing plaintiff Bill Ratliff, et ux. under Chancery Case No. 187-00, executed 12/23/02 (DB 42-150) and by the Supreme Court of Virginia decided 03/05/04. Royalties are to be paid 100% to the prevailing plaintiff.</i>					
<u>Tract #6 - 3.82 acres</u>					
<u>COAL OWNERSHIP</u>					
(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	3.82 acres	4.7750%	0.73979%	1.28443%	n/a
<u>OIL & GAS OWNERSHIP</u>					
(1) Hershel J. & Rebecca P. Street, t/e 1160 Sandstone Road Oakwood, VA 24631	3.82 acres	4.7750%	0.73979%	1.28443%	n/a
<u>Tract #7 - 0.85 acres</u>					
<u>COAL OWNERSHIP</u>					
(1) Harrison-Wyatt, LLC <i>OXY Tr 18 / Big Axe Tr 5 (567.00 acre tract)</i> P.O. Box 11000 Danville, VA 24543	0.85 acres	1.0625%	0.16461%	0.28580%	n/a

Exhibit EE
 Unit U-17
 Docket # VGOB-93-0420-0363-04
 List of Respondents with Royalty Split Agreements/Court Orders/HB2058

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	Acres in Unit	Percent of Unit	Division of Interest in		Percent of Escrow
			1 East	2 East	
			15.4930%	26.8990%	
OIL & GAS OWNERSHIP					
(1) Rodney Keith Ratliff 2828 Dry Fork Road Vansant, VA 24656	0.85 acres	1.0625%	0.16461%	0.28580%	100.00% HB2058
		Acreage in Unit	57.7800		
		Percentage of Unit		72.2250%	

INSTRUMENT 250000190
 RECORDED IN THE CLERK'S OFFICE OF
 BUCHANAN COUNTY CIRCUIT COURT ON
 FEBRUARY 25, 2025 AT 01:18 PM
 BEVERLY S. TILLER, CLERK
 RECORDED BY: CXE