

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 (and Authorization for Direct Payment of Royalties)

JURISDICTION: Code of Virginia § 45.2-1600 (et seq)

UNIT/WELL NAME: COGC#2

TRACT(S): 6, State Road

LOCATION: TAZEWELL County, Virginia

TAX ID NUMBERS: Tax Map Identification Numbers for all parcels affected by this order are shown on: Exhibit E - Exhibit EE

DOCKET NUMBER: VGOB-96-0716-0546-02

APPLICANTS: Diversified Production on behalf of Commonwealth of Virginia Dept. of Transportation, Diversified Production LLC, Douglas Keith Allen, Gregory S. Allen, Rhonda Dunford

HEARING DATE AND LOCATION: Virginia Department of Energy, Big Stone Gap, Virginia
October 22, 2024

APPEARANCES: Tim Scott on behalf of Diversified Production

PRIOR PROCEEDINGS:

1. Original Pooling Order Executed 11/19/1996, Recorded on 11/22/1996, Deed Book/Instrument No. 723, Page 92, County TAZEWELL.
2. Supplemental Order Executed 03/05/1999, Recorded on 03/05/1999, Deed Book/Instrument No. 769, Page 438, County TAZEWELL.

NOTICE:

The Unit Operator gave notice to the Applicants that the Board would consider its disbursement petition at the October 22, 2024 hearing and considered whether to:

(1) Amend the Pooling Order to provide for the disbursement of funds on deposit in the Escrow Account attributable to Tract(s) 6, State Road identified in the attached petition.

(2) Delete the requirement that the Unit Operator place future royalties attributable to Tract(s) 6, State Road relative to the interests of the Applicants identified in the attached petition.

(3) Continue 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:

Authorization for direct payment of escrowed funds.

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 continue 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.

DONE AND EXECUTED this 29 day of October, 2024 by a majority of the Virginia Gas and Oil Board.



Chairman, Donald L. Ratliff

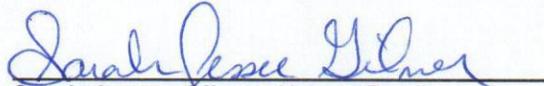
DONE AND PERFORMED this 29 day of October, 2024 by Order of the Virginia Gas and Oil Board.



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

COMMONWEALTH OF VIRGINIA
COUNTY OF RUSSELL

Acknowledged on this 29th day of October, 2024, 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: Diversified Production

GAS AND OIL PROGRAM

DOCKET NO: VGOB 96-0716-0546-02

RELIEF SOUGHT: (1) DISBURSEMENT FROM ESCROW REGARDING TRACT(S) 6, State Road (2) AND AUTHORIZATION FOR DIRECT PAYMENT OF ROYALTIES.

HEARING DATE: August 18, 2020

TAX ID NUMBERS: Tax Map Identification Numbers for all parcels affected by this petition are shown on:
Exhibit E - Exhibit EE

DRILLING UNIT: COGC#2

TAZEWELL COUNTY, VIRGINIA

PETITION FOR ORDER OF DISBURSEMENT OF ESCROW FUNDS

1. Petitioner and its counsel

Petitioner is Diversified Production, PO Box 158, Pikeville, KY 41502, 330-896-8510. Petitioner's counsel is Tim Scott, McKinnis & Scott Law Firm, 135 W. Main St., Kingsport, TN 37660.

2. Relief Sought

the disbursement of escrowed funds heretofore deposited with the Board's Escrow Agent, as depicted upon the annexed table.

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)

Conventional

5. Factual basis for relief requested

Authorization for direct payment of escrowed funds.

6. Attestation

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

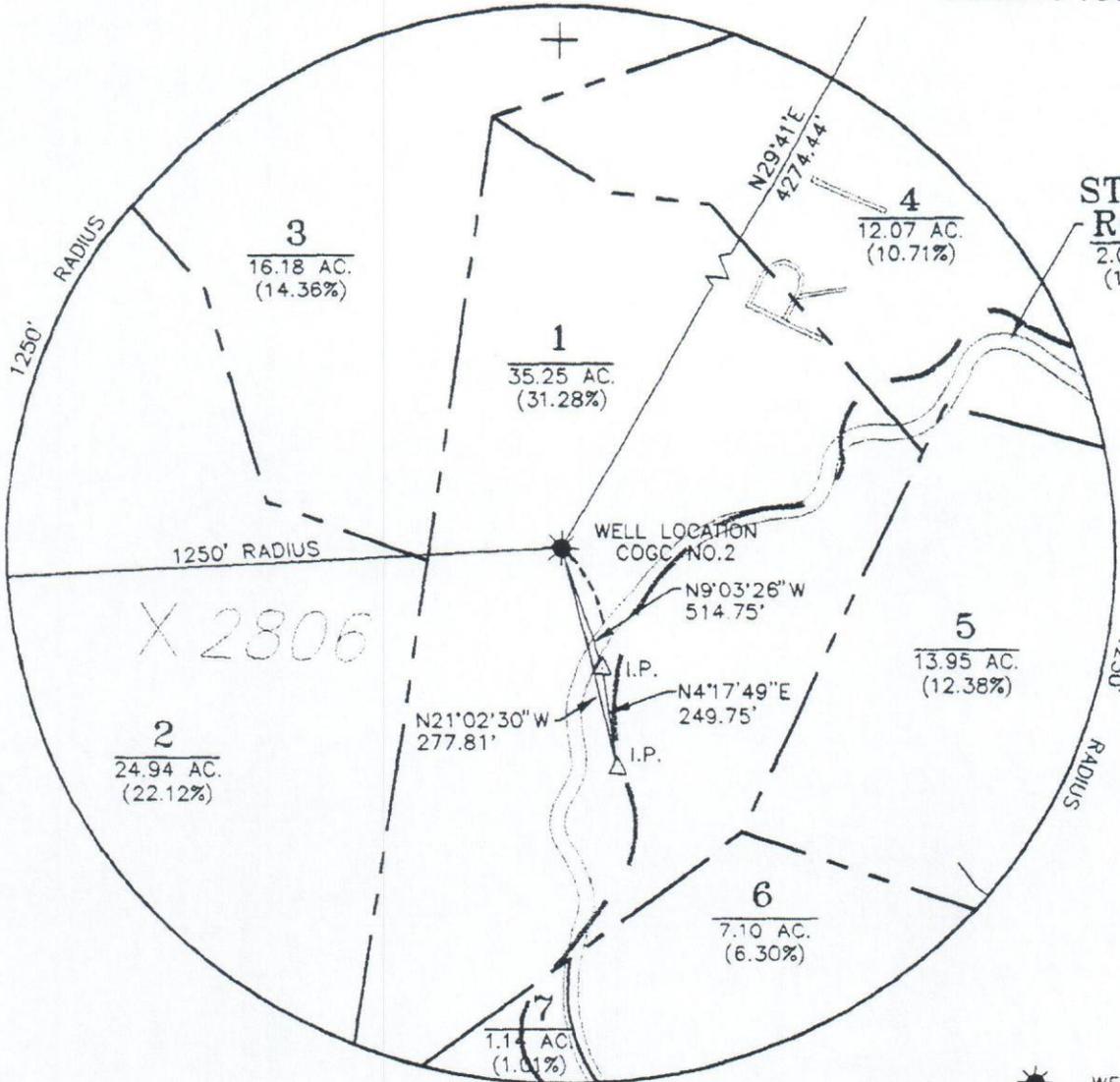
Exhibit A
Well No. COGC#2

Latitude 37° 11' 30"

EPI E-534

VGOB-96-0716-0546-02
2350-R-105

1918'



Longitude 81° 40' 00"

WELL COORDINATES
N 326341.60
E 1069595.07
CONSOL MINE COORDINATES
N -66949.20
E -90303.26

SOURCE OF ELEVATION
CLOSED LOOP TRIGONOMETRIC
LEVELING FROM USGS
B.M.

- WELL SITE
- ACCESS ROAD
- PROPERTY LINE

WELL LOCATION PLAT

Company Cabot Oil & Gas Corp. Well Name and Number COGC No.2
 Tract No. Faraday 020-222 Elevation 2870.46 Quadrangle Amonate
 County Tazewell District Northwestern Scale: 1" = 400' Date 6/26/96
 This Plat is a new plat X; an updated plat _____; or a final location _____;

+ Denotes the location of a well on United States topographic maps, scale 1" = 24' latitude and longitude lines being represented by border lines as shown.

Robert M. Jones
 Licensed Professional Engineer or Licensed Land Surveyor

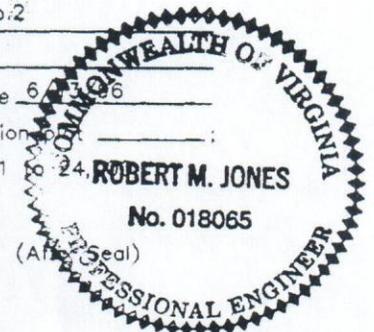


Exhibit A
Well No. COGC#2
VGOB-96-0716-0546-02
2350-R-105

I. Gas & Oil Fee Ownership:

24.94-acre Tract:
(Tract 220)

24.94 acres - 22.13%

Mattie Beaver Heirs

1. Thomas K. Beavers Heir 6.235 A 5.5325 %
 - a. Josie Belle Roberts Heir
 - i. William W. Roberts
900 Kessler Mill Road
Salem, VA 24153
 - b. Billy Beavers Heirs 3.1175 A 2.76625 %
Address Unknown
2. Mae Stevenson Heirs 6.235 A
 - a. Beatrice S. Anderkin Heirs 3.1175 A
 - i. Dixie Kiser Heirs ←
 - A. Unknown Daughter
Address Unknown 1.55875 A 1.383125 %
 - B. Unknown Daughter
Address Unknown 1.55875 A 1.383125 %
 - b. Bernard Stevenson Heirs 3.1175
 - i. Thomas D. Stevenson
P.O. Box 22254
San Diego, CA 92122

Exhibit A
Well No. COGC#2
VGOB-96-0716-0546-02
2350-R-105

- | | | | |
|------|---|---------------|--------------|
| 3. | Henry C. Beavers Heirs | 6.235 A | 5.5325% |
| a. | Georgia Lee Deremer
Address Unknown | 1.55875A | 1.383125% |
| b. | Arnold Beavers Heirs
Address Unknown | 1.55875A | 1.383125% |
| c. | Jimmy Beavers Heirs
Address Unknown | 1.55875A | 1.383125% |
| d. | Gertrude Beavers Heirs
Address Unknown | 1.55875A | 1.383125% |
| 4. | James Otis Beavers Heirs | 6.235 A | 5.5325% |
| a. | William I. Beavers Heirs | 3.1175 A | 2.76625% |
| i. | Debra Jane _____
Address Unknown | 1.039166667 A | 0.922083333% |
| ii. | Michael Beavers
Address Unknown | 1.039166667 A | |
| iii. | William Beavers
Address Unknown | 1.039166667 A | |
| b. | James R. Beavers
P.O. Box 437
Max Meadows, VA 24360 | 3.1175 A | |

7.10-acre Tract:
(Tract 223)

7.10 acres - 6.30%

Thomas Dunford Heirs

7.10 acres - 6.30%

5. Virginia D. Allen Heirs

0.592 acres - 0.525%
(2/24 of 7.10 acres)

Exhibit A
Well No. COGC#2
VGOB-96-0716-0546-02
2350-R-105

- | | | |
|-------------------------|---|---|
| a. | David Allen
37 Clay Drive
Newport News, VA 23601 | 0.1184 acres - 0.105%
(1/48 of 7.10 acres) |
| b. | Douglas Keith Allen
1458 Oakcrest Drive
Hampton, VA 23666 | 0.1184 acres - 0.105%
(1/48 of 7.10 acres) |
| c. | Gregory S. Allen
201 Troy Drive
Newport News, VA 23606 | 0.1184 acres - 0.105%
(1/48 of 7.10 acres) |
| 7. | Rhonda Lynn Dunford
132 17th Street SW
Hickory, N.C. 28602 | 0.592 acres - 0.525%
(2/24 of 7.10 acres) |
| 2.06-acre Tract: | | 2.06 acres - 1.83% |
| 8. | Commonwealth of Virginia
James Osborne, Assistant Att'y Gen.
Attorney General Office
P.O. Box 1768
Bristol, VA 24203-1768 | 2.06 acres - 1.83% |

Exhibit E
Well No. COGC#2
Docket #VGOB 96-0716-0546-02
List of Owners Currently Escrowed

<u>Tract</u>	<u>Lessor</u>	<u>Lease Status</u>	<u>Interest Within</u> <u>Unit</u>	<u>Gross Acres in</u> <u>Unit</u>
6 Minerals Only	David Allen (Unlocatable)	Unleased	0.1050%	0.1184
6 Minerals Only	Douglas Keith Allen (Unlocatable)	Unleased	0.1050%	0.1184

Exhibit EE
Well No. COGC#2
Docket #VGOB 96-0716-0546-02
List of Owners - Escrow No Longer Required

<u>Tract</u>	<u>Lessor</u>	<u>Lease Status</u>	<u>Interest Within Unit</u>	<u>Gross Acres in Unit</u>
6 Minerals Only	Rhonda Dunford 132 17th Street SW Hickory, NC, 28602-2305	Unleased <i>*NO W-9 Received</i>	0.52500000%	0.59200
	Gregory S. Allen 201 Troy Drive Newport News, VA, 23606	Unleased <i>*NO W-9 Received</i>	0.10500000%	0.11840
	Diversified Production LLC* PO Box 3878 Pikeville, KY 41502		86.6591549%	6.15280
Tract 6 Total			87.28915493%	6.8632
<i>*Diversified to receive payment to disburse payments that were incorrectly escrowed to dismissed parties of the original petition to the current and correct royalty owners.</i>				
State Road	VA Dept. of Transportation 870 Bonham Road Bristol, VA, 24201	Unleased	1.83%	2.06
State Road Total			1.83000000%	2.0600
Total Gas Estate			89.11915493%	8.92320

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 10/29/2024

Instrument Type: ODU

Number of Parcels: 0 Number of Pages: 12

[] City [X] County TAZEWELL COUNTY COURT
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[X] Grantor: VIRGINIA GAS AND OIL BOARD

[X] Grantee: DIVERSIFIED PRODUCTION LLC

Business/Name

1 X Grantor: VIRGINIA GAS AND OIL BOARD

Grantor:

1 X Grantee: DIVERSIFIED PRODUCTION LLC

2 Grantee: DUNFORD, RHONDA

Grantee Address

Name: DIVERSIFIED PRODUCTION LLC

Address: PO BOX 158

City: PIKEVILLE State: KY Zip Code: 41502

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: 723 Original Page No.: 92 Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction:

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:

Instrument Prepared By: VIRGINIA GAS AND OIL BOARD Recording Paid By: VIRGINIA DEPT OF ENERGY

Recording Returned To: VIRGINIA DEPARTMENT OF ENERGY

Address: 3405 MOUNTAIN EMPIRE RD

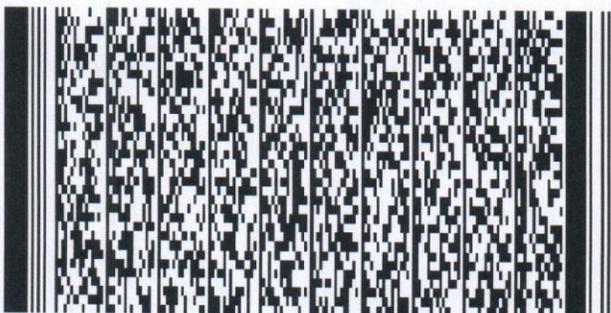
City: BIG STONE GAP State: VA Zip Code: 24219

2024-2575

INSTRUMENT 202402575
RECORDED IN THE CLERK'S OFFICE OF
TAZEWELL COUNTY CIRCUIT COURT ON
NOVEMBER 12, 2024 AT 08:59 AM
CHARITY D. HURST, CLERK
RECORDED BY: KPC

Kathy Crouse

(Area Above Reserved For Deed Stamp Only)



VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM B – ADDITIONAL GRANTORS/GRANTEES

Instrument Date: 10/29/2024

Instrument Type: ODU

Number of Parcels: 0 Number of Pages: 12

City County TAZEWELL COUNTY COURT
CIRCUIT COURT



(Area Above Reserved For Deed Stamp Only)

Grantor Business/Name

- Grantor:

Grantee Business/Name

- 3 Grantee: ALLEN, GREGORY S
- 4 × Grantee: COMMONWEALTH OF VIRGINIA DEPARTMENT OF TRANSPORTATION
- Grantee:

