

From: [A. Sanchez](#)
To: [Santistevan Greg](#)
Subject: Fwd: Oil & Gas Lease
Date: Thursday, July 28, 2022 11:04:58 AM
Attachments: [Agnes Sanchez offer letter-revised.docx](#)
[Untitled attachment 01684.html](#)

Revisions from Fred Jones, Contex

Sent from my iPhone

Begin forwarded message:

From: Fred Jones <jones3387@gmail.com>
Date: July 7, 2022 at 8:05:31 PM MDT
To: a.sanchez@snet.net
Subject: Re: Oil & Gas Lease

Agnes

As per our text exchange I have attached a revised offer letter with the royalty raised from 1/8 (12.50%) to 15% and the bonus payment per net acre raised from \$300 to \$350. Please get back with me as soon as possible. Catamount is moving forward with the well and if you do not choose to lease or participate in their well costs, you will be force-pooled into the unit.

Let me know if I can answer any questions.

Fred Jones
970-208-3009

On Tue, Jun 28, 2022 at 12:00 PM Fred Jones <jones3387@gmail.com> wrote:
Hi Agnes

I hope you are feeling better. I am just following up on the leases I sent out. I looked into the Catamount letter and it looks like they are preparing to drill a well sometime this year and the form they sent you was an AFE that lays out how much it would cost you to participate in drilling the well.

You don't have to participate. If you ignore the letter you will be "force-pooled" which means that the 1/8 royalty that you would be paid under the terms of a lease would go to Catamount to pay for your share of the well costs. If and when the well is paid for there is also a 300% penalty for people who don't participate, so it would be a long time before you might see any royalties.

The third option is to execute the leases I sent out. This option means that you will get a payment up front instead of having to pay out and you will begin accumulating royalties as soon as production begins. For most owners, executing a lease is the best option.

Let me know if you have any questions. Best regards.

Fred Jones
(970) 208-3009

On Mon, May 23, 2022 at 12:12 PM Fred Jones <jones3387@gmail.com> wrote:

Hi Agnes

Thanks for getting in touch with me this morning. I did some checking on the title and it looks like the leases you signed back in 2003 and 2005 were on lands in Sections 14 and 35, so not on these lands in Section 12. I know there is a well in Section 14 so I assume that is where you are getting the royalty payments from.

I have attached a map and a copy of the Order Confirming Title. The map just covers the lands in Section 12. The two pieces your Mom had were Parcels 155 and 155A, the two long, skinny tracts up in the top left of the map. They are described on page 13 of the Order.

I prepared a new lease for Richard with the Durango address and emailed it to Denver to be mailed. Also, the lease we sent to Canon City for your brother Michael Diaz was returned. This may be because we had his last name misspelled. The address I used was:

c/o Colorado State Penitentiary, P.O. Box 777, Canon City, CO 81215

Do you know if this address is still correct? Thank you for your help!

Fred Jones