FICTIONAL SAMPLE · DRAFTED BY FREE DEMAND WRITER FROM A MADE-UP CASE FILE · NOT LEGAL ADVICE

PLEASE VERIFY BEFORE SENDING

Unverified AI draft. Every fact must be checked against the records before use. It is not legal advice. Fill in every [ADD: …] placeholder, set the demand amount, confirm anything marked [VERIFY], and delete this box before sending.

- No underpayment figure is stated. The records do not show one, so it is marked [ADD: underpayment calculation]. The suspended Cassidy 14-2H amount is also unknown, and no demand amount or interest rate is stated.
- Check the deductions total of $291.01 (gathering plus compression, June to August 2026). It is added up from the stubs. Net paid is after severance tax, so recheck that tax in any recalculation.
- Fulbright 14-1H statements are only for April to August 2026 production (checks dated June 25 to October 26, 2026). Obtain earlier and later statements and set the accounting period.
- The Cassidy 14-2H first sales were in February 2026 [oil_gas_lease.pdf p.1], but the suspense note is described as appearing "since April 2026" [royalty_check_stubs.pdf p.1]. Confirm how February and March 2026 production was handled.
- The records do not say why the 14-1H decimal was halved. The suspense letter cites a 1987 mineral deed into the late husband's name for Cassidy 14-2H only. Confirm how that deed relates to the 40 net acres in the lease. The letter makes no assumption.
- The lease is an excerpt. Paragraph page numbers (pp. 1, 2, 4) are the lease's own pagination and are cited here as file page 1. Review the full lease, including any pooling or unit and post-production language, and confirm the assignment covers both wells. Nothing in the file shows federal or tribal land, so confirm.
- [VERIFY] items: Oklahoma royalty payment statute (timing, interest on late or suspended royalties, pre-suit notice) and Oklahoma rule on post-production cost deductions.
- Owner numbers are omitted from the letter under the privacy rule. Add them if the firm wants them. The recipient address, delivery method, date and response deadline are placeholders.

Tolliver Haskell PLLC
[ADD: firm street address]
[ADD: city, state ZIP]
[ADD: phone] · [ADD: email]

[ADD: date]

VIA [ADD: delivery method]

[ADD: recipient name]
Owner Relations
Prairie Hawk Operating LLC
[ADD: street address]
[ADD: city, state ZIP]

Re: Demand for Underpaid and Suspended Royalties and Accounting; Wanda Fulbright, Owner No. [ADD: owner number]; Fulbright 14-1H and Cassidy 14-2H, Section 14, Township 9 North, Range 12 West, Redstone County, Oklahoma

Dear [ADD: recipient name]:

Introduction

We represent Wanda Fulbright [firm notes]. Ms. Fulbright is the lessor under an oil and gas lease covering an undivided 40 net mineral acres in Section 14, Township 9 North, Range 12 West, Redstone County, Oklahoma [oil_gas_lease.pdf p.1]. Her decimal interest is 0.01171875 in the Fulbright 14-1H and the Cassidy 14-2H, both in the 640-acre Section 14 drilling and spacing unit [division_order.pdf p.1; oil_gas_lease.pdf p.1]. Prairie Hawk Operating LLC is the operator and payor for both wells [firm notes].

Since June 2026 production, Prairie Hawk has cut Ms. Fulbright's decimal on the Fulbright 14-1H and taken deductions her lease prohibits. It has also held her Cassidy 14-2H royalties in suspense for months after she supplied the documents it requested. We write to demand payment, correction and an accounting.

The lease and the interest

The lease is dated March 11, 2019, between Wanda Fulbright, lessor, and Cimarron Flats Energy LLC, lessee. It was recorded March 20, 2019, in the Redstone County Clerk's records at Book 1102, Page 88 [oil_gas_lease.pdf p.1]. Cimarron Flats assigned the lease to Prairie Hawk effective January 1, 2025. The assignment was recorded February 3, 2025, at Book 1288, Page 410, and includes the Fulbright lease [oil_gas_lease.pdf p.1]. Paragraph 11 of the lease provides that its terms bind the lessee's successors and assigns [oil_gas_lease.pdf p.1]. Prairie Hawk is bound by the lease.

Paragraph 3 of the lease provides:

"Lessee shall pay Lessor as royalty three-sixteenths (3/16) of the gross proceeds received by Lessee for all oil, gas and associated products produced and sold from the leased lands. Lessor's royalty shall be free of all costs of production and of all post-production costs, including gathering, compression, dehydration, treating, processing and transportation, whether incurred by Lessee or deducted by any purchaser." [oil_gas_lease.pdf p.1]

Paragraph 4 requires that royalties be paid monthly and accompanied by a statement showing well, production month, volumes, price, deductions and decimal interest [oil_gas_lease.pdf p.1].

The division order for the Fulbright 14-1H is dated July 6, 2021, and was signed by Ms. Fulbright on July 19, 2021. It states a decimal interest of 0.01171875, calculated as 40 net acres divided by 640 unit acres, times the 3/16 royalty [division_order.pdf p.1]. Prairie Hawk's transfer letter of February 14, 2025, stated that her interest "will continue to be paid at your current decimal of 0.01171875" [division_order.pdf p.1]. Prairie Hawk's own division order for the Cassidy 14-2H, dated March 9, 2026, states the same decimal of 0.01171875. Ms. Fulbright signed it on March 20, 2026, and returned it by certified mail [division_order.pdf p.1].

Production and payments

Prairie Hawk's royalty statements for the Fulbright 14-1H show the following for gas production [royalty_check_stubs.pdf p.1]:

Production month	Well	Volume	Price (as shown)	Decimal	Deductions	Net paid	Source
April 2026	Fulbright 14-1H	41,220 MCF	$2.84	0.01171875	None	$1,276.82	[royalty_check_stubs.pdf p.1]
May 2026	Fulbright 14-1H	40,105 MCF	$2.91	0.01171875	None	$1,272.90	[royalty_check_stubs.pdf p.1]
June 2026	Fulbright 14-1H	39,880 MCF	$3.02	0.00585938	Gathering $61.42; compression $38.15	$557.24	[royalty_check_stubs.pdf p.1]
July 2026	Fulbright 14-1H	38,760 MCF	$2.97	0.00585938	Gathering $59.70; compression $37.08	$531.02	[royalty_check_stubs.pdf p.1]
August 2026	Fulbright 14-1H	37,915 MCF	$2.88	0.00585938	Gathering $58.39; compression $36.27	$500.84	[royalty_check_stubs.pdf p.1]

The check dates were June 25, 2026 (April production), July 27, 2026 (May), August 26, 2026 (June), September 25, 2026 (July) and October 26, 2026 (August) [royalty_check_stubs.pdf p.1]. Each statement also shows severance tax, and the net paid figures above are after that tax [royalty_check_stubs.pdf p.1].

For the Cassidy 14-2H, every statement since April 2026 carries only the note "Owner interest in suspense. Reason code T: title requirement." No amounts are shown [royalty_check_stubs.pdf p.1]. First sales from the Cassidy 14-2H began in February 2026 [oil_gas_lease.pdf p.1].

The underpayment

Reduced decimal. By notice dated July 22, 2026, Prairie Hawk revised Ms. Fulbright's decimal in the Fulbright 14-1H to 0.00585938, effective with June 2026 production, "following an internal title review." No title opinion, curative requirement or explanation was enclosed [division_order.pdf p.1]. Ms. Fulbright described the change as cutting her decimal in half and asked Prairie Hawk to explain it on August 31, 2026 [suspense_letters.pdf p.1]. Prairie Hawk replied on September 29, 2026, only that "the revised decimal reflects our title review" [suspense_letters.pdf p.1]. Prairie Hawk had paid April and May 2026 production at 0.01171875 [royalty_check_stubs.pdf p.1], and its own February 14, 2025 letter confirmed that decimal [division_order.pdf p.1]. It has identified no change in title, and the records we have show none.

Deductions. For June, July and August 2026 production, Prairie Hawk deducted gathering and compression charges from Ms. Fulbright's royalty [royalty_check_stubs.pdf p.1].

Total (as read from the stubs): $291.01 (gathering $179.51 plus compression $111.50).

Paragraph 3 of the lease makes her royalty free of all post-production costs and names gathering and compression specifically [oil_gas_lease.pdf p.1]. Prairie Hawk's only explanation was that "deductions are applied to all owners in the unit" [suspense_letters.pdf p.1]. That does not answer the lease language. [VERIFY: Oklahoma rule on post-production cost deductions]

Suspended Cassidy 14-2H royalties. On April 28, 2026, Prairie Hawk told Ms. Fulbright that her interest in the Cassidy 14-2H was held in suspense pending an affidavit of heirship for the 1987 mineral deed into her late husband's name [suspense_letters.pdf p.1]. On May 18, 2026, Ms. Fulbright sent the recorded affidavit of heirship (Book 1340, Page 22, recorded May 12, 2026) and the final decree in her husband's estate by certified mail, delivered May 21, 2026 [suspense_letters.pdf p.1]. Prairie Hawk responded on June 30, 2026: "Documents received. Under review." [suspense_letters.pdf p.1]. On August 31, 2026, Ms. Fulbright asked Prairie Hawk to release the funds and state how much is held. On September 29, 2026, Prairie Hawk said only that the funds "remain under review," without stating an amount [suspense_letters.pdf p.1]. As of November 12, 2026, there has been no further response [suspense_letters.pdf p.1]. Prairie Hawk has therefore had the requested documents since May 21, 2026, and has not identified any remaining title requirement. The Cassidy statements also show no volumes, prices or amounts, which paragraph 4 of the lease requires [oil_gas_lease.pdf p.1; royalty_check_stubs.pdf p.1].

Amount owed. The amount underpaid on the Fulbright 14-1H, from the reduced decimal and the deductions, is [ADD: underpayment calculation]. The amount held in suspense on the Cassidy 14-2H is [ADD: amount of suspended funds], which Prairie Hawk has not disclosed.

State law governs the timing of royalty payments and interest on late or suspended royalties. [VERIFY: Oklahoma royalty payment statute, including payment timing, interest on late or suspended royalties and any pre-suit notice]

Demand

On behalf of Ms. Fulbright, we demand that Prairie Hawk Operating LLC:

- Pay [ADD: demand amount], representing the underpaid royalties on the Fulbright 14-1H and all royalties held in suspense on the Cassidy 14-2H, together with interest as provided by Oklahoma law.
- Release all suspended Cassidy 14-2H funds and confirm in writing the amount held and the date each portion was suspended.
- Restore Ms. Fulbright's decimal in the Fulbright 14-1H to 0.01171875 effective with June 2026 production and going forward, or identify in writing the specific title defect and documents on which Prairie Hawk relies.
- Stop deducting gathering, compression and any other post-production costs from her royalty, and refund all such amounts previously deducted.
- Provide a full accounting by well and month, for the Fulbright 14-1H and the Cassidy 14-2H, for [ADD: accounting period]. It should show volumes, prices, gross proceeds, decimal, deductions, taxes, amounts paid and amounts suspended.

Please respond in writing by [ADD: response deadline]. Ms. Fulbright reserves all rights and remedies under the lease and Oklahoma law, including the right to seek interest, costs and any other relief

available. Nothing in this letter waives any right or claim.

Sincerely,

Wesley D. Tolliver
Tolliver Haskell PLLC