

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED OF RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS LICENSE NUMBER.

TERM ROYALTY DEED

STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DIMMIT)

WHEREAS on October 16, 2019, the Church of St. Matthew of South Bend, Indiana executed a Term Royalty Deed, recorded as Document 51489, in Vol. 645, Pg. 186, of the Dimmit County Public Records (hereinafter, the "Bonjour Deed"), in which it conveyed ALL of its term royalty interests relating to the following two tracts of land in Dimmit County, Texas, described as follows:

TRACT ONE: Lot No. Six (6), Block No. One Hundred Fifty-Two (152), Catarina Farms Subdivision H, Dimmit County, Texas.

TRACT TWO: Lot No. Two (2), Block Ninety-Two (92), City of Catarina, Dimmit County, Texas according to the map or plat thereof recorded in Vol. 1, pages 32-35 and 55, Map Property Records of Dimmit County, Texas.

(hereinafter, the "Lands").

WHEREAS pursuant to the Bonjour Deed, the Church of St. Matthew of South Bend, Indiana granted, conveyed and assigned to Bonjour Mineral Group, LLC ALL of its right, title, and interest to a one-sixteenth (1/16) non-participating royalty interest pursuant to Document 6877, in Vol. 328, Pg. 342, of the Dimmit County public records.

WHEREAS it is the desire and intent of Bonjour Mineral Group, LLC, to convey 100% of ALL of its interest in the Lands, including royalty and non-participating royalty interests, unto the following Grantees and in the proportions set forth next to each name:

47.5% to Billy Cogdell Bowden, whose address is 2900 McKinnon #408, Dallas, Texas 75201

47.5% to Aaron Morris, whose address is 1408 8th Street, Shallowater, Texas 79363

5% to Ramon Israel Silvas, whose address is 8146 San Leandro, Dallas, Texas 75218

NOW, THEREFORE, in consideration of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **BONJOUR MINERAL GROUP, LLC**, whose address is 2900 McKinnon #408, Dallas, Texas 75201, hereinafter called "**GRANTOR**," does hereby GRANT, SELL, BARGAIN, TRANSFER, ASSIGN, CONVEY and forever QUITCLAIM ALL of Grantor's right, title and interest, including royalty and non-

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participating royalty interests, in the Lands situated in Dimmit County, State of Texas, unto the following Grantees and in the proportions set forth next to each name:

47.5% to **BILLY COGDELL BOWDEN**, whose address is 2900 McKinnon #408, Dallas, Texas 75201

47.5% to **AARON MORRIS**, whose address is 1408 8th Street, Shallowater, Texas 79363

5% to **RAMON ISRAEL SILVAS**, whose address is 8146 San Leandro, Dallas, Texas 75218

100% Total allocation between Grantees

hereinafter "**GRANTEES**."

It is the intention of the Grantor herein to convey **100%** of ALL of Grantor's right, title and interest in, to and under the Lands in Dimmit County, Texas, whether or not such lands be correctly described herein, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing such Lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom, as referenced above.

Grantees' interest hereto shall be expressly subject to the terms, conditions, and provisions of any leases, including but not limited to all pooling and unitization agreements, to which the Lands are subject to. This instrument shall be in effect for the remainder of the time period pursuant to Document 6877, in Vol. 328, Pg. 342, of the Dimmit County public records.

This conveyance is made subject to any valid and existing rights to any lessee or assigns under any oil and gas leases of record heretofore executed on the Lands. Grantees shall have, receive and enjoy the stated interest in all bonus, rents, royalties and other benefits which may accrue to the undivided mineral interests conveyed by this Term Royalty Deed as if Grantees had been, at the date of making any current valid and subsisting oil and gas lease, the owner of the conveyed undivided mineral and royalty interest in the Lands.

Grantor hereby expressly authorizes and directs the purchaser of the oil and/or gas produced from the Lands attributable to the interests herein conveyed, to pay to Grantees all of the proceeds (from the effective date of this Term Royalty Deed) that may accrue from the sale of such production without further authorization from the Grantor and without the necessity of Grantor executing a transfer order or any similar instrument before payments are made to Grantees.

Grantor agrees to execute such further assurances as may be reasonably requested or required to allow Grantees full use and complete enjoyment of the mineral and/or royalty interests and rights conveyed by this instrument, and requests for same by Grantees shall not be unreasonably withheld. Grantees herein shall have the right at any time to redeem for and from

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said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

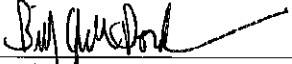
The terms of this conveyance shall extend to and be binding upon Grantor and Grantees, their respective legal representatives, heirs, successors or assigns. The parties agree to execute or perform such other act(s) as necessary to fully implement the transfer intended and evidenced by this instrument.

Grantor grants and transfers to Grantees the benefit of and the right to enforce the covenants and warranties, if any, which Grantor is entitled to enforce with respect to the Lands against any predecessors in title. Grantor represents that Grantor owns the minerals conveyed by this Mineral Deed and it is the intent of Grantor to convey to Grantees the interest described herein.

TO HAVE AND TO HOLD Grantor does hereby warrant title to the Lands insofar and only insofar as consideration paid by Grantees to Grantor.

WITNESS my hand this 4th day of December, 2019, but effective as of December 1, 2019.

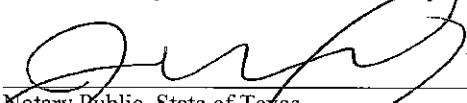
BONJOUR MINERAL GROUP, LLC

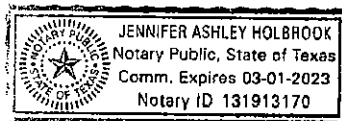

By: Billy Cogdell Bowden
Its: Sole Member

ACKNOWLEDGEMENT

State of Texas)
)
County of Dallas)

On this day personally appeared before me, the undersigned individual, who is the Sole Member of Bonjour Mineral Group, LLC, who acknowledged that he signed and delivered the above and foregoing instrument on this day and year as his free and voluntary act and deed. Given under my hand and seal, this 4th day of December, 2019.


Notary Public, State of Texas
My Commission Expires: 3-01-2023



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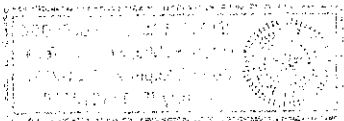
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51809
MARIO Z. GARCIA
COUNTY CLERK
2019 Dec 06 at 11:29 AM
DALLAS COUNTY, TEXAS
BY *Ruby Austin*

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