

By Brandi Buchanan, Deputy
Brandi Buchanan

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 FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MINERAL AND ROYALTY CONVEYANCE

STATE OF TEXAS }
COUNTY OF BORDEN & DAWSON }

Know All Men By These Presents:

That Cara C. Ryckman (f/k/a Car Willena Christenson), dealing in her sole and separate property, whose address is 4361 Arno Rd., Franklin, TN 37064 (hereinafter "Grantor"), for and in consideration of the sum of Ten and more dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign, and deliver to the following parties (hereinafter "Grantees"):

Brian Luginbill (50.00%)
2000 Wydeewood Dr.
Midland, TX 79707

Mark McClellan and Paula McClellan, (12.50%)
Husband and Wife
P. O. Box 730
Roswell, NM 88202

Madison M. Hinkle (12.50%)
P.O. Box 2292
Roswell, NM 88202

Rolla R. Hinkle III (12.50%)
PO Box 2292
Roswell, NM 88202

Wolfcamp Title, LLC (12.50%)
P. O. Box 2423
Roswell, NM 88202

12% (twelve percent) of all of Grantor's right, title and interest in and to all of the oil, gas, and other minerals, in, on, and under the following described lands situated in Borden and Dawson Counties, Texas (collectively the "Mineral Interests") set forth opposite each such Grantee's name above:

Block 33, T-4-N, T & P Ry. Co. Survey:

All of Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24,
the North 268 acres of Section 25,
the N/2 of Sections 26, 27, and 28,
the N/2 of Section 29,
and the East 240 acres of N/2, East 100 acres out of SE/4 of Section 30

Block 97, H&TC Ry. Co. Survey:

All of Sections 276, 277, 278, 312, 313, 321, 353, 354, 355, 356, 357, 358,
the E/2 of Section 363,
and All of Sections 364, 365, 366, 368

together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee's property and improvements.

NOTWITHSTANDING THE FOREGOING, THE "MINERAL INTERESTS", AS DEFINED ABOVE, **SHALL ALSO INCLUDE, WITHOUT LIMITATION**, 12% (twelve percent) of all of Grantor's interests in all oil, gas and other minerals in and under and that may be produced, saved and sold from the lands included in the Conoco-Phillips "**West Jo Mill Unit**" (described in Unit Agreement recorded in Vol. 139, page 641, Deed Records of Borden County, Texas, as enlarged and/or amended), the Chevron-Texaco "**Jo Mill Unit**" (described in Unit Agreement recorded in Vol. 129, page 72, Deed Records of Borden County, Texas, as enlarged or amended), the Sandy Creek - "**Lucy North (Penn) Unit**" (described in Unit Agreement recorded in Vol. 185, page 573, Deed Records of Borden County, Texas, as enlarged or amended), the Sandy Creek - "**Miller '312' Lease**" in Section 312, Block 97, H&TC Ry. Co., Borden County, Texas, and the Dakota Resources - "**Amerada-Beaver Lease**" in Section 19, Block 33, T-4-N, T&P RR Co. Survey, Dawson County, Texas.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease heretofore executed and now of legal record ("Existing Leases"); it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the date hereof,

precisely as if the Grantee herein had been at the date of making said lease and/or leases the owner of a similar undivided interest in and to the lands above described and none other and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment any mortgage, taxes, or liens on the above described land upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD the Mineral Interests described above with all and singular the rights, privileges and appurtenances thereunder or anywise belonging thereto unto the said Grantee, its successors, and assigns forever, and Grantor does hereby bind herself, her heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto the said Grantee herein, its successors and assigns against every person whomsoever claiming or to claim the same or any part thereof. For the purposes of this provision, Grantor additionally warrants that she has not conveyed or encumbered any of the Mineral Interests since December 5, 2015.

WITNESS MY HAND this the 28th day of December 2015, but effective December 1, 2015.

Cara C. Ryckman

By: C C Ryckman
Cara C. Ryckman

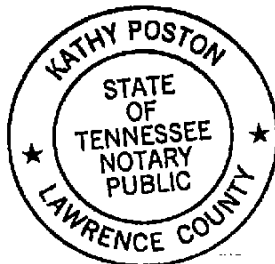
ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF Williamson

This instrument was acknowledged before me, the undersigned authority, on this the 28th day of December, 2015, by Cara C. Ryckman, dealing in her sole and separate property, known to me to be the identical person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

SEAL:



Kathy Poston
Notary Public in and for the State of Tennessee

Notary Printed Name: Kathy Poston

My Commission Expires: 10-02-2018

Texas Royalty Brokers

Texas Royalty Brokers

STATE OF TEXAS
COUNTY OF BORDEN

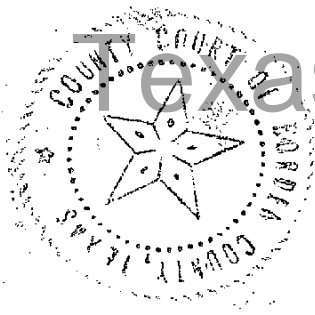
20161071

I hereby certify that this instrument dated January 13, 2016
was FILED on the date and at the time entered heron by me and was duly RECORDED in

VOL. 360 PG. 96

OPR RECORDS OF BORDEN COUNTY, TEXAS

RECORDED January 13, 2016 at 9:41 AM



Jana Underwood
Jana Underwood, County Clerk
Borden County, Texas
By Brenda Buchanan Deputy

Texas Royalty Brokers