

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

150002

STATE OF TEXAS

COUNTY OF BORDEN &amp; DAWSON

Know All Men By These Presents:

That **Nelson Conway**, dealing in his sole and separate property, whose address is 25357 Snyder Avenue, Conifer, CO 80433 hereinafter called 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 of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign, and deliver to the following parties in the percentages set forth below:

Zenith Energy LLC  
P. O. Box 50086  
Midland, TX 79710

50.0000%

Brian Luginbill  
2000 Wyndewood Dr.  
Midland, TX 79707

50.0000%

hereinafter called Grantee, 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, TX, including but limited to the oil, gas and other minerals, in all depths, that may be produced from or pooled with the following described lands, together with all of Grantor's interest in all royalties, rents and bonus payments payable out of production under said lands situated in Borden and Dawson Counties, Texas, as follows:

Tract 1: All of Section 10, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

Tract 2: NE/4 and SW/4 of Section 9, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

Tract 3: SE/4 and NW/4 of Section 9, Block 33, Township 4 North, T & P RR. Co. Survey, Borden and Dawson Counties, Texas

Tract 6: All of Section 16, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

Tract 7: NW/4 and SE/4 of Section 15, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

Tract 8: NE/4 and SW/4 of Section 15, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

Tract 9: All of Section 21, Block 33, Township 4 North, T & P RR. Co. Survey, Borden County, Texas

The intent being to convey all of Grantor's mineral and royalty interest in the West Jo-Mill Unit, Borden and Dawson Counties, TX

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.

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; 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 properties described above with all and singular the rights, privileges and appurtenances thereunder or otherwise belonging to said Grantee herein its heirs, successors, and assigns forever, and Grantor does hereby bind themselves, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto the said Grantee herein, its heirs, successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

This mineral and royalty conveyance may be executed as one instrument or in several partially executed counterparts, which shall be construed together and shall constitute one instrument and be binding on those who are signatures.

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WITNESS MY HAND this the 23 day of Dec 2014, but effective January 1, 2015 for all purposes.

Nelson H Conway

Nelson Conway, dealing in his sole and separate property

Texas Royalty Brokers

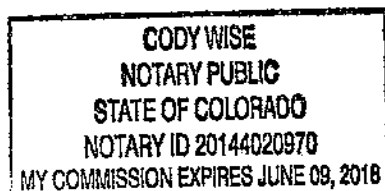
ACKNOWLEDGEMENT

STATE OF Colorado

COUNTY OF Jefferson

Before me, undersigned authority, on this day of 23, 2014 personally appeared Nelson Conway, dealing in his sole and separate property, known to me to be the person whose name is subscribed to the foregoing instrument.

(NOTARY SEAL)



Notary Public  
Notary Printed Name: Cody Wise  
My Commission Expires: 06-09-18

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FILED FOR RECORD THE 5 DAY OF JANUARY A.D. 2015 AT 8:10 O'CLOCK A.M.

Texas Royalty Brokers

Jana Underwood  
JANA UNDERWOOD, COUNTY CLERK  
BORDEN COUNTY, TEXAS

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