

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 & ROYALTY CONVEYANCE

That **Brian Luginbill** of 2000 Wydeewood Dr., Midland, Texas, 79707, hereinafter called Grantor, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, cash in hand paid by **NBI Land Services, Inc.** of 2007 Boyd Ave, Midland, TX, 79705, hereinafter called Grantee, the receipt of which is hereby acknowledged, have granted, sold, conveyed, assigned and delivered, and by these presents does grant, sell, convey, assign, set over and deliver unto the said Grantee **The Amounts Described on Exhibit 'A'** of all of Grantor's right, title and interest in and to all oil, gas, and other minerals, together with any and all royalties, overriding royalties, production payments, leasehold interests or working interests, in, on and under, that may be produced from, or that cover or pertain to, the following lands (the "Lands") situated in Borden County, Texas and Dawson County, Texas, to wit:

See Exhibit 'A' for Description of Lands

For the same consideration, Grantor also grants, sells, conveys, assigns, and transfers to Grantee, their successors and assigns, by this conveyance (i) the rights of ingress, egress, and possession at all times to mine, drill, and explore the Lands for oil, gas, and other minerals, and to produce, store, dehydrate, compress, treat, process, transport, market, and remove them from the Lands, and to exercise all other rights lawfully belonging to the oil, gas, and mineral estate; (ii) each valid and subsisting oil, gas, and/or other mineral lease (the "Lease," whether one or more) evidenced in the public records of the above-named county, insofar as it covers the above described lands (and this conveyance is made subject to each such Lease, insofar as it covers the Lands), together with all royalties, overriding royalties, shut-in royalties, delay rentals paid to extend the term within which operations may be conducted on the Lands, and other rights and interests under each such Lease, insofar as it covers the above described lands; (iii) all royalties, overriding royalties, revenues, payments, production payments, bonuses, delay rentals, accounts, suspended funds, refunds, interest on overdue payments and other things of value due, payable or owed by any lessee, operator, purchaser of production, seller of production, or other person or entity, with respect to any oil, gas, and or other minerals produced from, or attributable to, the above described lands before or after the date of this conveyance and (iv) any and all claims or causes of action of Grantors for any of the foregoing.

Each party covenants to take all such actions and to execute all such documents as may be necessary to implement the provisions of this Agreement fully and effectively. Grantee is also given, through this provision, the authority to correct the description of the property being conveyed, if necessary, to show the actual description of the property as reflected by the County Records in which the property is located.

TO HAVE AND TO HOLD the above-described property and the granted easement in the use of the surface of the described land, together with all the rights and appurtenances belonging to the Grantee and Grantee's heirs, successors, and assigns forever; and Grantor delivers this Conveyance to Grantee with warranty of title by, through, and under Grantor, but not otherwise.

WITNESS the following signatures, this 17th DAY OF March 2016. This Mineral and Royalty Conveyance is effective for production and all other purposes on March 1, 2016.

GRANTOR:


Brian Luginbill

NOTARY ACKNOWLEDGMENT

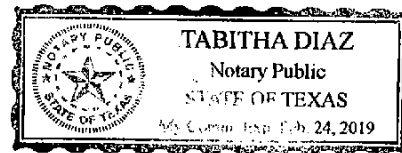
STATE OF TEXAS

COUNTY OF Midland

This instrument was acknowledged before me on the 17th day of March 2016 by

Brian Luginbill.

Tabitha Diaz
Notary Public – sign here and affix seal



Texas Royalty Brokers

Texas Royalty Brokers

Exhibit 'A'

10% of Grantor's interest in Sections 17, 18, 19, 20, all in Block 33, T4N, Dawson County, TX.

10% of Grantor's interest in NW/4 of Section 29, Block 33, T4N, Borden County, TX.

10% of Grantor's interest in the East 240 acres of the N/2 of Section 30, East 100 acres out of SE/4 of Section 30, all in Block 33, T4N, portions of which reside in Dawson County, TX and portions of which reside in Borden County, TX.

10% of Grantor's interest in Sections 278, 321, 353, 354, 355, 356, 357, 358, E/2 of 363, 364, 365, 366, 368, all in Block 97, H&TC, Borden County, TX.

In addition to the above, an interest in the 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-Exaco "Jo Mill Unit" (described in Unit Agreement recorded in Vol. 129, page 72, Deed Records of Borden County, Texas, as enlarged or amended), the "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., in an amount corresponding to the revenue interests described in the following table:

	LEASE NAME	RI
1	Jo-Mill Unit Tr 1	0.00008625
2	Jo-Mill Unit Tr 2	0.00008625
3	Jo-Mill Unit Tr 3	0.00008625
4	Jo-Mill Unit Tr 4	0.00008625
5	Jo-Mill Unit Tr 5	0.00008625
6	Jo-Mill Unit Tr 6	0.00008625
7	Jo-Mill Unit Tr 7	0.00008625
8	Jo-Mill Unit Tr 8	0.00008625
9	Jo-Mill Unit Tr 9	0.00008625
10	Jo-Mill Unit Tr 14	0.00008625
11	Jo-Mill Unit Tr 15	0.00008625
12	Jo-Mill Unit Tr 16	0.00008625
13	Jo-Mill Unit Tr 17	0.00008625
14	Jo-Mill Unit Tr 18	0.00008625
15	Jo-Mill Unit Tr 19	0.00008625
16	Jo-Mill Unit Tr 20	0.000039
17	Jo-Mill Unit Tr 21	0.000039
18	Jo-Mill Unit Tr 22	0.000039
19	Jo-Mill Unit Tr 23	0.000039
20	Jo-Mill Unit Tr 29	0.00008625
21	Jo-Mill Unit Tr 30	0.00008625
22	Jo-Mill Unit Tr 31	0.00008625
23	Jo-Mill Unit Tr 32	0.00008625

24	Jo-Mill Unit Tr 33	0.00008625
25	Jo-Mill Unit Tr 34	0.00008625
26	Jo-Mill Unit Tr 40	0.00008625
27	Jo-Mill Unit Tr 41	0.00008625
28	Jo-Mill Unit Tr 42	0.00008625
29	Jo-Mill Unit Tr 43	0.00008625
30	Jo-Mill Unit Tr 44	0.00008625
31	Jo-Mill Unit Tr 45	0.00008625
32	Jo-Mill Unit Tr 48	0.00008625
33	Jo-Mill Unit Tr 50	0.00008625
35	Lucy, North (Penn) Unit	0.00008765
36	Miller '312'	0.00013365
37	West Jo-Mill Unit 1	0.00008625
38	West Jo-Mill Unit 2	0.00008625
39	West Jo-Mill Unit 3	0.00008625
40	West Jo-Mill Unit 6	0.00008625
41	West Jo-Mill Unit 7	0.00008625
42	West Jo-Mill Unit 8	0.00008625
43	West Jo-Mill Unit 9	0.00008625

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STATE OF TEXAS
COUNTY OF BORDEN

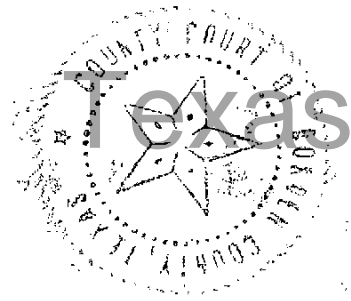
20161218

I hereby certify that this instrument dated March 21, 2016
was FILED on the date and at the time entered heron by me and was duly RECORDED in

VOL. 362 PG. 181

OPR RECORDS OF BORDEN COUNTY, TEXAS

RECORDED March 21, 2016 at 8:19 AM



Jana Underwood

Jana Underwood, County Clerk
Borden County, Texas

By *Samuel Buchanan* Deputy

Texas Royalty Brokers