



NORWOOD LAND SERVICES, LLC

November 28, 2017

Mark Nowlin and wife, Lisa A. Nowlin  
776 FM 2832  
Rotan, Texas 79546

**RE: Tract 1: Being all of the Northwest Quarter (NW/4) of Section 128, Block 2, H&TC RY Co. Survey, Fisher County, Texas, being more particularly described in that certain Warranty Deed dated February 14th, 1995, Recorded in Volume 702, page 705, of the Official Public Records of Fisher County, Texas.**

**Tract 2: Being all of the West Half (W/2) of Section 167, Block 2, H&TC RY Co. Survey, Fisher County, Texas, being more particularly described in that certain Warranty Deed dated July 25th, 1966, from S. B. Marr and wife, Nellie Marr to Stanley Nowlin and wife, Evelyn Nowlin, filed of record at Volume 327, Page 44, Deed Records of Fisher County, Texas.**

Dear Mr. and Mrs. Nowlin,

Norwood Land Services, LLC is acquiring leases in your area and would like to extend an offer to lease your acreage.

**Norwood Land Services, LLC offers to lease your mineral interest under the following terms and conditions:**

- 1. Lease Bonus of Three Hundred Fifty Dollars (\$350.00) per net mineral acre paid directly to you by a check from Norwood Land Services, LLC, upon confirmation of title to the lands.**
- 2. Primary Term: This lease is for a term of Three (3) years, with an option to extend for an additional Two (2) years at the same bonus rate aforementioned.**
- 3. Royalty on production will be Twenty percent (20%) of the oil and gas produced, saved and sold attributable to your net mineral interest.**
- 4. This offer is contingent upon confirmation of title to the lands. Upon our receipt of the executed Oil & Gas Lease, Memorandum of Oil & Gas Lease and W-9, Norwood Land Services, LLC will have 30 business days to complete title. Bonus payment will be payable within 10-15 business days, upon confirmation of title.**

I have enclosed an Oil & Gas Lease and a Memorandum of Oil & Gas Lease for your review and signature. Upon acceptance of this offer, please have the Oil & Gas Lease and the Memorandum of Oil & Gas Lease executed in front of a Notary Public and returned to my attention using the envelope provided. The Oil & Gas Lease marked "COPY" is for your records and should not be returned. A Memorandum of Oil & Gas Lease is required for recording purposes to prevent sensitive information from being filed of record at the County Clerk's Office. A W-9 is required for reporting income to the IRS, and lease bonus cannot be paid without it.

We look forward to working with you towards finalizing and entering into an Oil & Gas Lease that we believe will be advantageous to all concerned. This offer is subject to examination of the land title and the acceptance of the terms outlined above. This offer will expire on **December 8, 2017**, unless mutually extended. Norwood Land Services, LLC reserves the right to rescind this offer at any time, for any reason without prior written notice.

If you would like to discuss the Oil & Gas Lease, or have any other questions or concerns, please do not hesitate to contact me.

www.TexasRoyaltyBrokers.com  
Sincerely,

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Survey, Fisher County, Texas, being more particularly described in that certain Warranty Deed dated February 14th, 1995, Recorded in Volume 702, page 705, of the Official Public Records of Fisher County, Texas.

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Sincerely,



Dustin C. Barton  
Norwood Land Services, LLC  
(817) 735-9823 Ext. 107  
[DustinBarton.landman@gmail.com](mailto:DustinBarton.landman@gmail.com)

**Norwood Land Services, LLC**

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**[www.norwoodland.com](http://www.norwoodland.com)**

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