

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.

UNIVERSAL, COUNTY-WIDE, SALE, CONVEYANCE AND ASSIGNMENT
OF MINERAL AND ROYALTY INTERESTS

STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF IRION

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That the undersigned, **David Peterson**, hereinafter called "Grantor" (whether one or more) whose address is 6701 Castle Creek Drive, Fort Worth, Texas 76132, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, cash in hand paid by **Decatur Mineral Partners, Ltd.** whose address is P.O. Box 12167, Dallas, TX 75225, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, CONVEYED, ASSIGNED and DELIVERED, and by these presents does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto the following named entities, hereinafter called "Grantee" (whether one or more), IN THE PROPORTIONS SHOWN BELOW and to Grantee's heirs or successors and assigns forever subject to the matters stated below:

Name of Grantee:

Fractional Interest Conveyed:

Decatur Mineral Partners, Ltd.
P.O. Box 12167
Dallas, TX 75225

1/2

Sager Mineral Partners LP
P. O. Box 803384
Dallas, TX 75380

1/2

An undivided **TWENTY FIVE PERCENT (25%)** OF GRANTOR'S RIGHTS, TITLES, CLAIMS AND INTERESTS, OF ANY AND EVERY KIND, NATURE AND/OR CHARACTER, IN AND TO ALL OF THE FOLLOWING:

All (100%) of the oil, gas and other minerals, in and on and under, and that may be produced, saved, sold and/or marketed from ANY AND ALL LANDS LOCATED IN IRION COUNTY, TEXAS, OWNED OR CLAIMED BY, OR STANDING OF RECORD IN THE NAME OF GRANTOR, effective as of the date hereof, which lands are hereinafter referred to collectively as the "Lands" including all mineral interest, royalty interests, overriding royalty interest, production payment interests, oil, gas and mineral leasehold estate interests, and all of Grantor's rights, titles claims and interests in and to the following described well(s), land(s) and/or unit(s):

Well Name:	County:	Operator:
Faudree	Irion	SEM Operating Company LLC
Linthicum M	Irion	SEM Operating Company LLC

For the same consideration, Grantor also sells, transfers, assigns and conveys to Grantee an undivided **TWENTY FIVE PERCENT (25%)** of Grantor's rights (i) of ingress, egress and possession at all times to mine, drill and explore the Lands for oil, gas or other minerals, and to produce, store, dehydrate, compress, treat, process, transport, market, and remove all or any of them from the Lands, and to exercise all other rights lawfully belonging or pertaining thereto; (ii) to each valid and subsisting oil, gas, and/or other mineral lease (the "Lease," whether one or more) if any, evidenced in the public records of the above named county, insofar as each Lease covers any of the Lands (and this instrument is made subject to each such Lease, insofar as it covers any of the Lands,) together with all royalties, shut-in royalties, delay rentals paid to extend the term within which operations may be conducted on any of the Lands, and other rights and interests under each such Lease, insofar as it covers any of the Lands; (iii) to all royalties, revenues, payments, accounts, proceeds, suspended funds, refunds, interest on overdue payments and other things of value, if any, payable by any lessee, operator, purchaser of production, seller of production, governmental agency and/or tribunal or other person, entity, tribunal or party with respect to any oil, gas and/or other minerals produced from, or attributable to, any of the Lands before, on or after the date of this instrument (including all such production currently in any tank, truck, rail car or pipeline, if any), and all liens and security interest securing the payment of such sums, if any, and all rights, claims and causes of action of Grantor with respect to such sums, including claims for the underpayment of past royalties, if any; (iv) to all claims, demands, suits, causes of action, obligations, judgments and damages, of whatsoever kind or character, known or unknown, that are owned or claimed by Grantor or to which Grantor is otherwise entitled, and any proceeds, settlements and distributions relating thereto, which are attributable or relate to: (a) the interests in the Lands conveyed hereby; (b) Grantor's prior ownership of Grantor's interest in the Lands conveyed hereby; (c) the oil, gas or other minerals produced from the interest in the Lands conveyed hereby; or (d) the oil, gas or other minerals which could have been produced from the interest in the Lands conveyed hereby, whether arising or accruing before, on or after the date of this conveyance. All of the foregoing matters described in items (i) thru (iv), inclusive, above, being hereinafter referred to collectively as "the Interests." Grantor authorizes third parties to release information concerning the Interests to Grantee prior to recording this instrument.

Grantor acknowledged that because this is a countywide conveyance, this instrument may cover significant property interests that may not be particularly described above. Grantor, therefore, agrees to execute such other and further written instruments deemed by Grantee, or Grantee's heirs or successors and assigns, as being necessary, advisable or appropriate to carry out the purposes of this instrument, including, without limitation, those instruments necessary to vest title to the Interest in Grantee.

At its option, Grantee may pay all or part of any tax, note or other obligation secured by a lien on the Interests, or any part thereof, if any. Grantee shall be subrogated to, shall succeed to and may enforce all of the rights of the affected lien holder to secure the recovery of the amounts paid, together with interest and attorney's fees. Grantor shall indemnify and hold each person and/or party responsible for paying and/or delivering proceeds from the sales of production of oil, gas and/or other minerals attributable to the Interest, and that person's or party's heirs, successors,

assigns, and legal representatives harmless from and against any lawful claims to said proceeds by, through, or under Grantor, but not otherwise.

This instrument does not cover any interest of Grantor in the surface estate of any of the Lands.

TO HAVE AND TO HOLD the Interests, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's heirs, successors, administrators, executors and assigns forever. Grantor hereby binds Grantor and Grantor's heirs, successors, administrators, executors, and assigns to warrant and forever defend the Interests and rights unto the Grantee and Grantee's heirs, successors, administrators, executors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by through or under Grantor but not otherwise.

BY EXECUTING AND DELIVERING THIS INSTRUMENT YOU ARE SELLING AN UNDIVIDED TWENTY FIVE PERCENT (25%) OF YOUR MINERAL AND/OR ROYALTY INTERESTS IN IRION COUNTY, TEXAS.

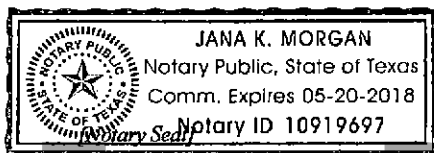
IN WITNESS WHEREOF, this instrument is executed by the undersigned this 14 day of December, 2017, effective November 1, 2017.

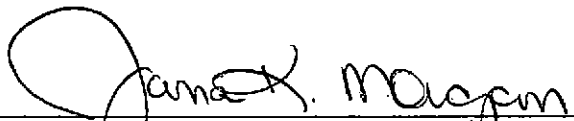


David Peterson

STATE OF TEXAS §
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COUNTY OF Tarrant §

This instrument was acknowledged before me on this the 14 day of December, 2017, by David Peterson.




Notary Public in and for the State of Texas

AFTER RECORDING PLEASE RETURN TO:
Decatur Mineral Partners, Ltd. P.O. Box 12167 Dallas, TX 75225

Texas Royalty Brokers

Texas Royalty Brokers

Texas Royalty Brokers

FILED		STATE OF TEXAS	
AT <u>11:38</u> O'CLOCK <u>A</u> M		COUNTY OF IRION	
ON THE <u>8</u> DAY OF <u>January</u>		I hereby certify that this instrument was FILED on	
A.D., 20 <u>18</u>		the date and at the time stamped hereon by me	
INS. NO. <u>20180001838</u>		and was duly RECORDED in the Volume and	
VOL. <u>249</u> PAGE <u>187</u>		Page of the Official Public Records of Irion County,	
www.TexasRoyaltyBrokers.com		Texas.	
		BY <u>Nancy Dannheim</u>	
		Deputy	
		<u>Molly Cuervo</u>	
		County Clerk, Irion County, Texas	

www.TexasRoyaltyBrokers.com