



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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 DEED

STATE OF TEXAS )

COUNTY OF PECOS )

KNOW ALL MEN BY THESE PRESENTS: That **Permico Royalties, LLC** with an address of 508 W. Wall St., Suite 1250, Midland, Texas 79701; **M. Andrew Hohenberger** with an address of 3 Willow Ct., Midland, TX 79705; and **Benjamin C. Griffin** with an address of 21 Lakes Dr., Midland, TX 79705, hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten and Zero 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, transfer, assign and deliver unto **Alden Oestreich** with an address of 10006 W. FM 580, Lampasas, Texas 76550 hereinafter called Grantee (whether one or more) an undivided **one-tenth (1/10<sup>th</sup>)** of Grantor's right, title, and interest in and to the oil, gas and other minerals in, under, and that may be produced from the following described lands situated in **Pecos County**, State of Texas, to-wit:

#### Section 5, Block 48, Township 10, T&P RR Co. Survey

together with the right 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, it is the specific intent of this instrument to convey an undivided one-tenth (1/10<sup>th</sup>) of Grantor's right, title, and interest in the above described property to the Grantee. Said Grantee to receive all bonuses, rents, royalties, production payments, or monies of any nature, including those in suspense, that have accrued due to production occurring on or after the effective date, but not before, attributable to the interest herein conveyed. It is further understood that this conveyance is also a transfer of production payments and pooled acreage benefits to the Grantee.

This sale is made subject to any rights now existing to any lessees or assigns under any valid and subsisting oil and gas lease of record heretofore executed: it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties, and other benefits which may accrue under the terms of said lease insofar as it covers the above described land, precisely as if the Grantee herein had been at the date of the making of said lease the owner of a similar undivided interests in and to the land described and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be required 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 other 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 above described property and easement with all and singular the rights, privileges and appurtenances thereunto or anywise belonging to said Grantee herein and its heirs, successors, and assigns forever, and Grantor does hereby bind itself, its heirs, executors, administrators, successors and assigns forever to warrant and defend all and singular the title unto said property as to the interest hereby assigned to Grantee as to all parties claiming by, through, or under Grantor, but not otherwise.

This deed is effective September 1, 2018.

WITNESS MY HAND this the 12<sup>th</sup> day of September, 2018.

Grantor:

Permico Royalties, LLC

[Signature]  
By: Benjamin C. Griffin, Manager

Grantor:

[Signature]  
M. Andrew Hohenberger

Grantor:

[Signature]  
Benjamin C. Griffin

# Texas Royalty Brokers

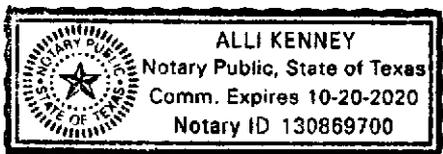
ACKNOWLEDGEMENT

STATE OF TEXAS                   §  
   §  
COUNTY OF MIDLAND         §

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2018 by Benjamin C. Griffin, as manager of Permico Royalties, LLC.

NOTARY PUBLIC, STATE OF TEXAS

[Signature]  
Print Name Alli Kenney



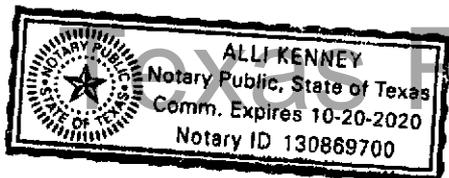
STATE OF TEXAS §  
  §  
COUNTY OF MIDLAND §

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2018 by M. Andrew Hohenberger.

NOTARY PUBLIC, STATE OF TEXAS

SEAL

Alli Kenney  
Print  
Name Alli Kenney



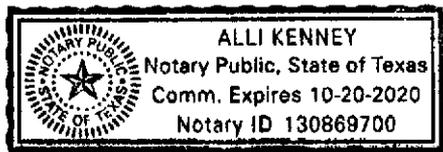
STATE OF TEXAS §  
  §  
COUNTY OF MIDLAND §

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September, 2018 by Benjamin C. Griffin

NOTARY PUBLIC, STATE OF TEXAS

SEAL

Alli Kenney  
Print  
Name Alli Kenney



Texas Royalty Brokers