

**CONVEYANCE**

STATE OF TEXAS

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COUNTY OF WEBB

For adequate consideration, the receipt of which is hereby acknowledged, **PAULA WELLS ROBERTSON** (fka Paula Wells Holman, aka Paula W. Robertson), whose address is 520 N Kingsbury, Apt. 801, Chicago, IL 60654 ("Grantor") does hereby grant, bargain, sell, convey, transfer, assign and deliver unto **SANTA GERTRUDIS MINERALS, LLC**, whose address is **PO Box 160892, San Antonio, TX 78280** ("Grantee"), one-fourth (25%) of Grantor's undivided interest, in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands together with any royalties attributable to the interest herein conveyed that grantor may own under said lands situated in Webb County, Texas, to wit ("the Lands"):

17,624 acres, more or less, being all of what is known as the Tierrita Blancas Pasture in the Joaquin Galan Grant, Survey 2182, Abstract 65, and further described in that certain Warranty Deed from Eleanor Houston Hudgins and husband, B. Franklin Hudgins to HH Dewar, dated May 11, 1954, recorded in Volume 234, Page 382, Deed Records, Webb County, Texas.

together with the rights of ingress and egress, to the extent conveyable by Grantor, 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.

For the same consideration, Grantor also sells, assigns, transfers and conveys to Grantee, its successors and assigns, by this deed (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, 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 mineral lease evidenced in the public records of the above-named county, insofar as it covers the Lands (and this conveyance is made subject to such Lease, insofar as it covers the Lands), together with all 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 such Lease, insofar as it covers the Lands; (iii) all royalties, revenues, payments, accounts, suspended funds, refunds, interest on overdue payments, and other things of value payable by any lessee, operator, purchaser of production, seller of production, or other person, with respect to any oil, gas and/or other minerals produced from, or attributable to, the Lands before the date of this Conveyance (including all such production in any tank, truck, rail car, or pipeline); (iv) all liens and security interests securing the payment of such sums. Grantor further agrees to reasonably assist Grantee in recouping any suspended funds attributable to the above interest in the subject lands to which Grantee is entitled by virtue of this Conveyance.

By execution of this instrument, Grantor also authorizes and directs all person responsible for paying and/or delivering the royalties subject to this instrument (the "subject royalties") to commence paying and/or delivering the subject royalties to Grantee in accordance with this instrument, and Grantor likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment of 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. Grantor warrants and represents to each such person and to that person's heirs, successors, assigns and legal representatives that, prior to making this conveyance, Grantor was the lawful owner of the subject royalties and that Grantor has not heretofore conveyed the subject minerals any other person. Grantor shall indemnify and hold each person responsible for paying and/or delivering the subject royalties, and that person's heirs, successors, assigns and legal representatives harmless from and against any lawful claims to the subject royalties of Grantor.

**TO HAVE AND TO HOLD** the above-described property and easements with all and singular the rights, privileges and appurtenances thereunder, or anywise belonging to said Grantee herein, their 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, their heirs, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 3<sup>rd</sup> day of February, 2023

*Paula Wells Robertson*  
PAULA WELLS ROBERTSON

STATE OF ILLINOIS

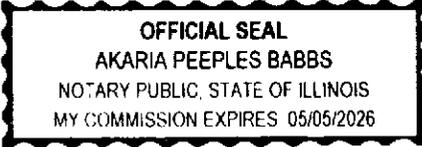
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COUNTY OF COOK

On this 21<sup>st</sup> day of February, 2023, before me, the undersigned notary, personally appeared, Paula Wells Robertson.

IN WITNESS OF, I have hereunto set my hand and official seal on the day and year first above written.

*A Peoples Babbs*  
Notary Public



DOC #1493174  
Recorded 03/03/2023 11:53:42 AM

*Dennise Ramos*

By: Dennise Ramos, DEPUTY  
MARGIE RAMIREZ IBARRA, COUNTY CLERK  
Fees: \$26.00

STATE OF TEXAS  
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS  
FILED ON THE DATE AND AT THE TIME STAMPED  
HEREON BY ME AND WAS DULY RECORDED IN THE  
VOLUME AND PAGE OF THE OFFICIAL PUBLIC  
RECORDS OF WEBB COUNTY TEXAS AS STAMPED  
HEREON BY ME



*Margie Ramirez Ibarra*  
COUNTY CLERK  
WEBB COUNTY, TEXAS