

(THIS INSTRUMENT WAS PREPARED WITHOUT CONDUCTING
A TITLE EXAMINATION, AS INSTRUCTED BY THE PARTIES HERETO.)

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 PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MINERAL AND ROYALTY DEED

Date: February 20, 2018

Effective Date: January 1, 2018

Grantor's Name and Address: Nancy L. Johnson, Trustee of the
Upton County Mineral Trust
2401 Smith Avenue
Taylor, Texas 76574

Grantees Names and Addresses: David W. Morris
1704 Lexington
Taylor, Texas 76574
Nancy L. Johnson
2401 Smith Avenue
Taylor, Texas 76574

Charles F. Morris
2101 Cherokee Loop
Graham, Texas 76450

Consideration: In distribution of the property of the Upton County Mineral Trust.

Interests Conveyed:

Subject to the Exceptions to Conveyance, Grantor conveys equally to Grantees all mineral and/or royalty interests owned by the Upton County Mineral Trust, in and under property situated in the State of Texas, including, but not limited to, the property described in attached Exhibit A, together with the rights of ingress and egress for the purpose of mining, drilling, exploring, operating and developing the property for oil, gas and other minerals, and storing, handling, transporting and marketing same.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:


Any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease now of legal record; it being understood and agreed that Grantees shall have, receive and enjoy the herein granted interests in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the effective date hereof, precisely as if Grantees had been at the date of the making of the lease the owner of similar undivided interests in and to the property above described and grantees being the lessors therein.

Other Agreements:

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 Grantees shall have the right at any time to redeem for Grantor by payment of any taxes or other liens on the above describe property, 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, together with all and singular the rights, privileges and appurtenances thereunder or in any wise belonging to Grantees, Grantees' successors and assigns. Grantor hereby binds Grantor and Grantor's successors to warrant and forever defend all and singular the property to Grantees and Grantees' successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance.

When the context requires, singular nouns and pronouns include the plural.


Nancy L. Johnson, Trustee of the
Upton County Mineral Trust

STATE OF TEXAS

*

COUNTY OF Williamson

*

This instrument was acknowledged before me on the 21st day of February, 2018, by Nancy L. Johnson, Trustee of the Upton County Mineral Trust, in the capacity stated.


Notary Public, State of Texas



00173668

Exhibit A

(Attached To and Made a Part of Mineral and Royalty Deed
from Nancy L. Johnson, Trustee of the Upton County Mineral Trust, as Grantor,
to David W. Morris, Nancy L. Johnson, and Charles F. Morris, as Grantees,
dated February 20, 2018)

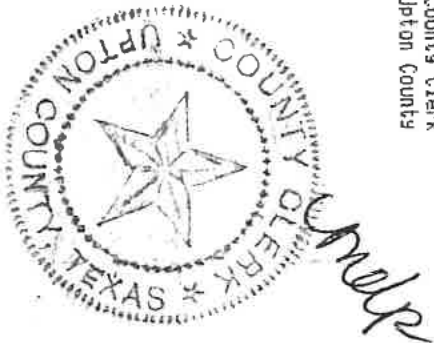
All of Section 53, Block C, Corpus Christi, San Diego, and Rio Grande
Narrow Gauge Railroad Company Survey, Upton County, Texas.

Texas Royalty Brokers

Filed for Record in:
Upton County
On: Mar 05, 2018 at 04:23P
As a
RECORD
Document Number: 00173668
Amount 34.00
Receipt Number - 81442
By,
Mary Pruett

STATE OF TEXAS COUNTY OF UPTON
I hereby certify that this
instrument was filed on
the date and time stamped
hereon by me and was duly
recorded in the volume
and page of the Official Public
Records of Upton County
as stamped hereon by me.
Mar 05, 2018

Honorable Lakanda McMurran,
County Clerk
Upton County



Texas Royalty Brokers