

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

MINERAL & ROYALTY CONVEYANCE

Texas Royalty Brokers

STATE of TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY of REEVES

§

1. That the undersigned, **MICHAEL G. ABBOTT**, individually hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, cash in hand paid by **RISEING PHOENIX ROYALTIES, LLC** whose address is **4230 AVONDALE AVE., DALLAS, TX 75219**, hereinafter called "Grantee", 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 Grantee, Grantee's heirs or successors and assigns forever, subject to the matters stated below, all of the Grantor's rights, titles, claims, royalty and overriding royalty interests in and to all the oil, gas and other minerals of whatever nature or kind in and under, and that may be produced from all depths in and under the lands lying within the surface boundaries of the following described unit(s) and survey(s) located in the State named above (the "Lands"):

SEE EXHIBIT "A"

2. 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, transport, market and remove them from the Lands, and to exercise all other rights lawfully belonging to the oil, gas and mineral estate; (II) this grant includes all land owned or claimed by grantor adjacent or contiguous to the land described above; (III) each valid and subsisting oil, gas, and/or other mineral lease (the "Lease," whether one or more) evidenced in the public records of the above-named county, insofar as it covers the Lands (and this conveyance is made subject to each 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 interest under each such Lease, insofar as it covers the Lands; (IV) 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, on or after the date of this Conveyance (including all such production in any tank, truck, rail car, or pipeline); (V) all liens and security interest securing the payment of such sums; and (VI) all rights, claims, and causes of action of Grantor with respect to such sums, including claims for the underpayment of past royalties. Grantor authorizes third parties to release information concerning the interests conveyed to Grantee. GRANTOR, only as to the interests covered by this conveyance, does hereby constitute and appoint GRANTEE as its agent and attorney-in-fact for the sole purpose of executing division/transfer orders and similar transfer instruments for the purpose of facilitating the transfer of the interests contemplated herein.

3. Grantee may, at its option and in addition to any other rights or remedies available to Grantee, pay all or part of any tax, note, or other obligation secured by a lien on the lands, or any part of them or interest in them. 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 responsible for paying and/or delivering the subject royalties. Grantor agrees to pay and discharge all ad valorem taxes due for the current year on the lands.

TO HAVE AND HOLD the above-described property and rights, together with all and singular the rights and appurtenances thereto in any wise belonging, unto said Grantee, and the Grantee's heirs, successors, administrators, executors and assigns forever, and the Grantor does hereby bind himself and his, herself and her, itself and its, and/or themselves and their(as the case may be) heirs, successors, administrators, executors, and assigns to warrant by, through or under, but not otherwise, the said

property and rights unto the said 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 EXECUTING AND DELIVERING THIS INSTRUMENT YOU ARE SELLING YOUR ENTIRE MINERAL AND ROYALTY INTERESTS IN THE PROPERTY DESCRIBED ABOVE.

WITNESS my hand this the 30th day of October, 2023, but effective November 1st, 2023.

X *Michael Abbott*

By (Printed) : Michael Abbott

Acknowledgement

State of California §

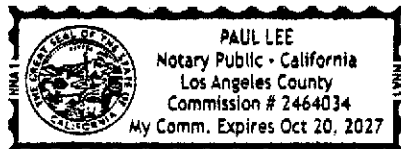
County of Los Angeles §

This instrument was acknowledged before me this the 30th day of October, 2023,
by Michael G. Abbott, individually.

My commission expires: 10/20/2027

Notary Public; In & For the State of California

(seal)



After recording please return to:



RISING PHOENIX
ROYALTIES

RISING PHOENIX ROYALTIES, LLC
4230 Avondale Ave.
Dallas, Texas 75219
Phone: 214.438.4363
www.risingphoenixroyalties.com

EXHIBIT "A"

ATTACHED TO AND MADE A PART OF THAT CERTAIN MINERAL & ROYALTY CONVEYANCE
DATED 10/30/23, BETWEEN MICHAEL G. ABBOTT, INDIVIDUALLY AND
RISING PHOENIX ROYALTIES, LLC

Reeves County, Texas

10 Net Mineral Acres of The East 304.56 acres of the West ½ of Section 6 Block C-8, P.S.L Survey

END OF EXHIBIT "A"

Texas Royalty Brokers

Texas Royalty Brokers

Reeves County
Evangelina N. Abila
Reeves County Clerk

Instrument Number: 2023007842

Texas Royalty Brokers
eRecording - Real Property
MINERAL AND ROYALTY CONVEYANCE

Recorded On: November 02, 2023 01:35 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

Texas Royalty Brokers

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023007842

Receipt Number: 20231102000006

Recorded Date/Time: November 02, 2023 01:35 PM

User: Rebecca G

Station: CLERK07

Record and Return To:

Simplifile

Texas Royalty Brokers



STATE OF TEXAS
COUNTY OF REEVES

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Evangelina N. Abila
Reeves County Clerk
Reeves County, TX

Evangelina N. Abila