

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

**Gift Deed without Warranty**

*November 10, 2017*  
**Date:** October \_\_\_\_\_, 2017

**Grantor:** Mary Preusser, a single person

**Grantor's Mailing Address:**

Mary Preusser  
5701 Pembroke Avenue  
Bakersfield, California 93308

**Grantee:** Michael Abbott, a single person

**Grantee's Mailing Address:**

Michael Abbott  
2401 Micheltorena Street  
Los Angeles, California 90039

**Consideration:**

Love of, and affection for, Grantee and Ten Dollars and TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the sufficiency of which is hereby acknowledged and received from Grantee.

**Property (including any improvements):**

Grantor's undivided interest in the east 304.56 acres of the West half (W/2) of Section 6, Block C-8, PSL Survey, Reeves County, Texas.

**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2017, which Grantee assumes and agrees

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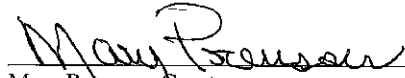
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to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, gives, and conveys to Grantee all of Grantor's undivided interest in the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

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

  
Mary Preusser, Grantor

STATE OF CALIFORNIA )

COUNTY OF KERN )

This instrument was acknowledged before me on \_\_\_\_\_, 2017, by  
Mary Preusser.

See Attached  
Notary Public, State of California  
My commission expires: \_\_\_\_\_

AFTER RECORDING RETURN TO:

Michael Abbott  
2401 Micheltorena Street  
Los Angeles, California 90039

Texas Royalty Brokers

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF Kern )

On 11/10/17 before me, A. Hill, Notary Public  
DATE INSERT NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Mary Preusser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A. Hill (SEAL)  
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT.

TITLE OR TYPE OF DOCUMENT \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNERS(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

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To order supplies, please contact McClone Insurance Services, Inc. at (916) 484-0804.

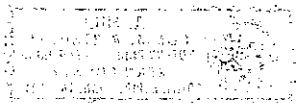
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# Texas Royalty Brokers



# Texas Royalty Brokers

Inst No. 17-20791  
DIANNE O. FLOREZ  
COUNTY CLERK  
2017 Dec 14 at 04:26 PM  
REEVES COUNTY, TEXAS  
By: MS Maldana DEPUTY

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