

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.

WARRANTY DEED

**THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LAVACA §**

THAT WE, **ANDREA L. LEE**, of Williamson County, Texas, Attorney-in-Fact for **PATRICIA HUGHS LEE** and **CHRISTOPHER M. VEIT**, of Travis County, Texas, Attorney-in-Fact for **PATRICIA HUGHS LEE**, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to us in hand paid by **COLE McDONALD** and wife, **MACI MCDONALD**, receipt of which is hereby acknowledged, and for which no lien, either express or implied, is retained or shall exist, have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the said **COLE McDONALD** and wife, **MACI McDONALD**, of 1016 N. Ave. F., Shiner, Lavaca County, Texas 77984, the following described property, to-wit:

18.212 acres of land, part of the Thomas Toby Survey, A-459, Lavaca County, Texas, as further described in Exhibit "A" attached hereto and made a part hereof.

Being the same property as described in Agreement for Partition between Patricia H. Lee and Stella H. Dolezal dated January 7, 1983, recorded in Volume 354, Page 646, Deed Records of Lavaca County, Texas.

This conveyance includes all improvements now situated on said tract of land.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

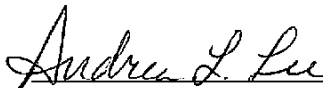
1. Memorandum of Oil, Gas and Mineral Lease dated 3/24/2008, from Patricia Hughs Lee to Meridian Resource & Exploration, LLC, recorded in Volume 455, Page 599, Official Records, Lavaca County, Texas, including any assignments or amendments thereto.
2. Conveyance of a stated undivided 2/3 mineral interest, and all other rights in connection therewith, as described in instrument from Patricia Hughs Lee to Andrea L. Lee and Christopher M. Veit, dated 06/20/2014, and recorded in Volume 655, Page 176 of the Official Records of Lavaca County, Texas, reference to which instrument is here made for all purposes.
3. Unit Designation creating the Bock Unit #1 as shown in instrument dated 8/23/2013, recorded in Volume 625, Page 703, Official Records, Lavaca County, Texas, as amended by instrument recorded in Volume 651, Page 549, Official Records, Lavaca County, Texas.
4. Unit Designation creating the Porter Unit #1 as shown in instrument dated 10/16/2013, recorded in Volume 630, Page 88, Official Records, Lavaca County, Texas.
5. Memorandum of Right of Way Easement from Patricia Hughs Lee to Penn Virginia Oil & Gas, LP, dated 2/10/2014, recorded in Volume 644, Page 688, Official Records, Lavaca County, Texas.
6. Memorandum of Right of Way Easement from Patricia Hughs Lee to Penn Virginia Oil & Gas, LP, dated 3/17/2014, recorded in Volume 646, Page 429, Official Records, Lavaca County, Texas, as amended by instrument recorded in Volume 649, Page 472, Official Records, Lavaca County, Texas.
7. Electric line easement from Patricia Hughs Lee by AIF to Guadalupe Valley Electric Cooperative, Inc., dated 12/17/2013, recorded in Volume 669, Page 733, Official Records, Lavaca County, Texas.

8. Memorandum of Easement from Patricia Hughs Lee by AIF to Penn Virginia Oil & Gas, LP, dated 2/6/2015, recorded in Volume 680, Page 766, Official Records, Lavaca County, Texas.
9. Memorandum of Easement from Patricia Hughs Lee by AIF to Republic Midstream, LLC, dated 3/23/2015, recorded in Volume 692, Page 677, Official Records, Lavaca County, Texas.

HOWEVER, out of the above described tract of land, there is hereby expressly reserved to the Grantor herein all the oil, gas or other minerals owned by Grantor, in, on, under, or that may be produced from the above the premises or any part thereof, or lands pooled or unitized therewith, **FOREVER**. The aforesaid Grantor, **PATRICIA HUGHS LEE**, her heirs and assigns shall be entitled to receive every kind of payment made for, from, and under any oil, gas and other mineral lease now or which may hereafter be made to cover the tracts above described and conveyed, or any part thereof, including, but not limited to, bonus, delay rentals, shut-in royalties, royalties from actual production, excluding surface damages, and shall have and hold the right, power and authority, to make any oil, gas and mineral lease in said oil, gas and other minerals hereby reserved.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said **COLE McDONALD and wife, MACI McDONALD**, their heirs and assigns, **FOREVER**, and we do hereby bind ourselves, our heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto the said **COLE McDONALD and wife, MACI McDONALD**, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS, this the 16th day of February, 2018.



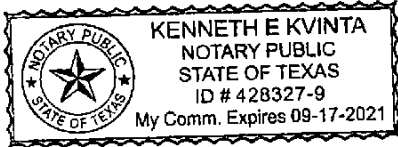
ANDREA L. LEE, Attorney-in-Fact for
PATRICIA HUGHS LEE



CHRISTOPHER M. VEIT, Attorney-in-Fact
for PATRICIA HUGHS LEE

THE STATE OF TEXAS §
§
COUNTY OF DEWITT §

This instrument was acknowledged before me on February 16, 2018, by **ANDREA L. LEE, Attorney-in-Fact for PATRICIA HUGHS LEE.**

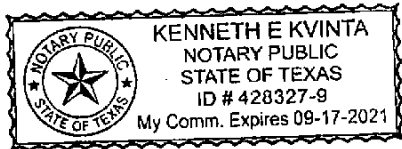


A handwritten signature in black ink, appearing to read "Kvinta", written over a horizontal line.

Notary Public in and for the State of Texas

THE STATE OF TEXAS §
§
COUNTY OF DEWITT §

This instrument was acknowledged before me on February 16, 2018, by **CHRISTOPHER M. VEIT, Attorney-in-Fact for PATRICIA HUGHS LEE.**



A handwritten signature in black ink, appearing to read "Kvinta", written over a horizontal line.

Notary Public in and for the State of Texas

Texas Royalty Brokers

Texas Royalty Brokers

Muras Land Surveying, Inc.
3802 KRISCHKE ROAD
SCHULENBURG, TEXAS 78956-5631
PH. (361) 865-2227

STATE OF TEXAS ()

COUNTY OF LAVACA ()

Patricia Hughs Lee
18.212 Acre Tract

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the Thomas Toby Survey, A-459, same being a part of that certain 62.47 acre tract of land described in an Agreement for Partition by and between Patricia H. Lee and Stella H. Dolezal, which shows Patricia H. Lee owning said 62.47 acre tract, dated January 7, 1983 and recorded in Volume 354, Page 646 of the Deed Records of Lavaca County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at an iron rod set for the most North corner, same being the most North corner of the said Patricia H. Lee 62.47 acre tract of land, same being the East corner of a 1.0 acre tract of land described in a deed to Charlotte Boley in Volume 394, Page 719, same lying in the Southwest margin of County Road 350;

THENCE, along the Northeast boundary of the said Patricia H. Lee 62.47 acre tract and the Southwest margin of said County Road 350, S 40°49'19" E 70.46 feet to an iron rod set, S 36°58'46" E 141.24 feet to an iron rod set, S 33°22'15" E 110.92 feet to an iron rod set and S 32°23'12" E 781.98 feet to an iron rod set for the most East corner;


THENCE, S 28°04'30" W 531.33 feet to an iron rod set for the most South corner;

THENCE, N 61°54'47" W 995.04 feet to an iron rod set for the most West corner, same lying in the Northwest boundary of the said Patricia H. Lee 62.47 acre tract, same lying in the Southeast boundary of a 32.47 acre tract of land described in a deed to Joey Kurtz in Volume 199, Page 212;

THENCE, along the Northwest boundary of the said Patricia H. Lee 62.47 acre tract, the Southeast boundary of the said Joey Kurtz 32.47 acres and the Southeast boundary of the said Charlotte Boley 1.0 acre tract, N 29°21'00" E 1054.86 feet to the place of beginning, containing 18.212 acres of land.

TO THE LIENHOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO THE TITLE COMPANY:

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements, or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.


Tim W. Muras, R.P.L.S.
Registered Professional Land Surveyor No. 4401
Schulenburg, Texas, June 1, 2001

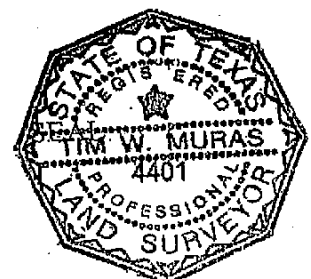


EXHIBIT "A"



FILED AND RECORDED

Instrument Number: 227523 B: ORB V: 781 P: 18

Filing and Recording Date: 02/20/2018 04:23:14 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Lavaca County,



Elizabeth A. Kouba

Elizabeth A. Kouba, County Clerk
Lavaca County, Texas

**DO NOT DESTROY - Warning, this document is part of the
Official Public Record.**

Texas Royalty Brokers

audreyb

Returned To:
ALLIED TITLE COMPANY
119 EAST SECOND STREET
HALLETTSVILLE, TX 77964
Filed By: PATTI NORDSTRAND
Destination: Office Pick-up

Texas Royalty Brokers

Texas Royalty Brokers