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WARRANTY DEED

THE STATE OF TEXAS)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF PECOS)

That SAN PEDRO RANCH, INC., a Texas corporation, for valuable consideration as set forth in the Contract of Sale between the parties, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the following individuals and trustees in the percentages indicated:

L. R. Simon	8.000%
Murphy Armstrong	8.667%
B. B. Armstrong	4.829%
Gayle Armstrong Stokes	4.829%
Jack Armstrong	6.175%
Iva Wilhite	6.175%
G. E. Spinnler, Jr.	.330%
Estate of Gustave Edward Spinnler	38.952%
Robert G. Armstrong	.500%
B. B. Armstrong, Jr.	.500%
Riley A. Armstrong	.500%
Leonard R. Stokes	.500%
James G. Stokes	.500%
Bryan D. Stokes	.500%
Lauri S. Stokes	.500%
G. E. Spinnler, Jr., Trustee	
a. For Linda Spinnler	4.017%
b. For G. E. Spinnler, III	4.017%
c. For Karen Spinnler	4.017%
d. For Jeff Flowers Spinnler	2.667%
Security National Bank of Roswell, Trustee for Judith Armstrong	.500%
R. R. Armstrong	.830%
Jay Neuenschwander	.830%
Loulie Armstrong	1.665%

all of the royalties and mineral interests owned by Grantor in Pecos County, Texas, including, but not limited to, the royalties and/or mineral interests of Grantor on all of the tracts of land shown on Exhibit A, attached hereto and made a part hereof. According to the records of Grantor, it appears that Grantor owns a 50/32nd royalty on all of the tracts shown on Exhibit B, except the tracts numbered 26, 37, 44 and 45. On tract 26, Grantor owns 15/32nd royalty on the south 635.81 acres and 1/2 of the royalty on the north 367.52 acres. On tract 37, Grantor owns 7/16th of the royalty, and on tract 44, 1/2 of the royalty. On tract 45, Grantor owns 15/16th of the royalty and all mineral rights. It is the intention of Grantor, however, to convey all of the royalties and mineral interests owned by Grantor in Pecos County, Texas, of whatever nature and wherever situated, and this Deed should be so construed.

This conveyance is made subject to any existing leases, rights of surface owners and the other items of record or apparent on the property affecting such royalties and mineral interests.

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TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the above-named individuals and trustees, their heirs and assigns forever; and SAN PEDRO RANCH, INC. does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto said individuals and trustees, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to taxes for the year 1971 and thereafter, and the other items to which this conveyance is made subject above.

EXECUTED this 28 day of January, 1971.

SAN PEDRO RANCH, INC.

By

G. E. Spindle Jr.
President

ATTEST:

[Signature]
Secretary

THE STATE OF TEXAS)

COUNTY OF El Paso)

BEFORE ME, the undersigned authority, in and for El Paso County, Texas, on this day personally appeared G. E. Spindle Jr., President of SAN PEDRO RANCH, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said SAN PEDRO RANCH, INC., a Texas corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of January, 1971.

[Signature]
Notary Public in and for El Paso
County, Texas

Texas Royalty Brokers

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1. 1279.87 acres of land, being all of the Joseph Burleson, Sr. Survey, No. 209, Cert. No. 177, A-5
2. 640 acres of land, being all of the Juan Cordova Survey No. 209, Cert. No. 15/345, A-16
3. 323 acres of land, being all of Sur. No 307, Cert 30/216, A-19, Heirs of Joseph Champagne.
4. 322.45 acres of land, being all of Sur. No. 308, Cert. No. 30/216, A-20, Heirs of Joseph Champagne.
5. All that part of Sur. No. 514 Cert. No. 2, A-23, Comanche Creek Irrigation Co. Sur. which lies North and West of Railroad, cont. 25.7 acres.
6. All that part of Sur. No. 512, Cert. No. 4, A-29, Comanche Creek Irrigation Co. Sur., which lies North and West of Railroad; that part covered herein cont. 299.8 acres, m/l
7. All that part of Sur. No. 513, Cert. No. 4, A-30, Comanche Creek Irrigation Co. Sur., which lies North and West of Railroad; cont. 124.94 acres of land, m/l
8. 640 acres of land, being all of Sur. No. 517, Cert. No 6, A-32, Comanche Creek Irrigation Co. Sur.
9. 320 acres of land, being all of Sur. No. 519, Cert. No7, A-33, Comanche Creek Irrigation Co. Sur.
10. 320 acres of land, being all of Sur. No. 518, Cert. No. 7, A-34, Comanche Creek Irrigation Co. Sur.
11. 320 acres of land, being all of Sur. No. 520, Cert. No. 8, A-35, Comanche Creek Irrigation Co. Sur.
12. 159.86 acres of land, being all of Sur. No. 69, Cert. No. 1/23, A-55, Pablo Hernandez, Original Grantee.
13. 159.86 acres of land, being all of Sur. No. 68, Cert. ---, A-56, Felix Hernandez Original Grantee.
14. 640 acres of land, being all of Sur. No. 213, Cert 1941, A-739, Thomas James, Original Grantee
15. 640 acres of land, being all of Sur. No. 211, Cert. No. 2204, A-741, Downs Kelley, Original Grantee
16. 640 acres of land, being all of Sur. No. 212, Cert. 2204, A-742, Downs Kelley, Original Grantee
17. 320 acres of land, being all of Sur. No. 225, A-744, Jacob Laux, Original Grantee
18. 649.09 acres of land, being all of Sur. No. 227, A-750, Anton Menges, Original Grantee, Cert. No. 254.
19. 266.5 acres of land, being all of Sur. No. 228, Cert. No. 2644/2745, A-759, William Owens, Original Grantee
20. 1280 acres of land, being all of Sur. No. 207, Cert. No. 165, A-763, Heirs of Thomas J. Robinson, Original Grantee, EXCEPTING however, the railroad right of way as located thereon.
21. 137 acres of land, being all of Sur. No. 214, Cert. No. 15/341, A-766, Richard Rutledge.
22. All that part of the Caterino Saverio Sur. No. 70, Cert. No. 14/22, A-768, which lies Northwest of the Railroad, cont. 114.6 acres of land, m/l
23. 640 acres of land, being all of Sur. No. 210, Cert. No. 20/136, A-759, SA & MG Ry Co., Original Grantee
24. All that part of Sur. No. 601, Cert. No. 850, A-2330, E.J. Carlton, Original Grantee, which lies North and West of Railroad, Cont. 303.7 acres of land, m/l

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25. 1303.02 acres of land, being all of Sur. No. 599, Cert. 440, A-2718, P.H. Fall Original Grantee
26. 1003-1/3 acres of land, being all of Sur. No. 597, Cert. No. 789, A-2718, E. Geschiedle, Original Grantee
27. 320 acres of land, being all of Sur. No. 625, Cert. No. 206, A-3168, Major Smith
28. 320 acres of land, being all of Sur. No. 626, Cert. 206, A-3169, Major Smith Original Grantee
29. All that part of Sur. No. 1, Blk. No. 5, Cert. No. 1827, A-3407, T.C. Ry Co., Original Grantee, which lies North and West of Railroad, EXCEPTING Station and Sec. House grounds, cont. 127.7 acres of land, m/1
30. 565.07 acres of land, being all of Sur. NO. 1, Cert. No. 1023, A-3784, John H. Callihan, Original Grantee
31. 640 acres of land, being all of Sur. No. 2, Cert. No. 1025, A-3824, John C. Duval, Original Grantee
32. 640 acres of land, being all of Sur. No. 19, Blk. No. 5, Cert. No. 1836, A-4177, T.C., Original Grantee
33. 482.51 acres of land, being all of Sur. No. 3, Cert. No. 540, A-4513, Mrs. M. J. Ashmore, Original Grantee.
34. All that part of Sur. No. 1, Cert. NO. 548, A-4543, A.Q. Clements, Original Grantee, which lies North and West of Railroad, cont. 572.8 acres of land, m/1
35. 137 acres of land, being all of Sur. No. 1, Cert. No. 1093, A-4551, Concepcion de la Gomez, Original Grantee.
36. 319.45 acres of land, being all of Sur. No. 3, Cert. No. 1093, A-4553, Concepcion de la Gomez, Original Grantee
37. 952.89 acres of land, being all of Sur. No. 2, Cert. No. 1266, F.M. Myers, A-4589, Original Grantee
38. 846 acres of land, being all of Sur. No. 1, Cert. No. 485, A-4624, Lem Smith, Jr., Original Grantee
39. 65 acres of land, being all of Sur. No. 5, Cert. NO. 26/58, A-4659, Concepcion de la Gomez, Original Grantee
40. All of the unplatted part of Sur. No. 1, Cert. No. 2038, A-4830, Susan F. Copeland, Original Grantee, which lies North of Blk. 1, Fort Stockton, Irrigation Land Company's Subdivision, cont. 39 acres of land, m/1
41. 751.4 acres of land, being all of Sur. No. 207-1/2 A-4848, Cert. No. 1273, Mrs. Delancy West, Original Grantee
42. 640 acres of land, being all of Sur. No. 9, Blk. 105, Cert. No. 2276, A-1884, GC & SF Ry Co., Original Grantee
43. 640 acres of land, being all of Sur. No 12, Blk. 105, Cert. No. 2287, A-5000, GC & SF Ry Co., Original Grantee
44. 1.42 acres of land, m/1, out of Sur. No. 1, Blk. No. 5, A-3407, Cert. 1827, T.C. Ry Co. more particularly described as follows, to-wit:

BEGINNING at a point on the Northerly Right of Way line of the K.C.M. & O. Ry Co. of Texas, said point being 50 feet from and at right angles to center line of said Railway at Engineer's Station 3351-00 and is approximately 1950 feet measured along the center line of said Railway from a point where the East boundary line of Sur. NO. 1, Blk. 5, Texas Central Railway Company intersects the center line of said Railway; said point of intersection being approximately 445 feet from the Northeast corner of said Sur. 1; THENCE from said beginning point in a Northwesterly direction and at right angles to the center line of said Railway 206.5 feet; THENCE in a Northeasterly direction and parallel to said center line 300 feet;

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0. (Cont.) THENCE in a Southeasterly direction and at right angles to said center line 205.5 feet to a point on the Northerly right of way line of said railway; THENCE in a Southwesterly direction along said right of way line 300 feet to the place of beginning, cont. 1.42 acres of land, m/l; and being the same land conveyed by Clifford Histed to Kansas City Mexico & Orient Railway Company by deed dated December 29, 1916, and recorded in Volume 35, Page 425, of the Deed Records of Pecos County, Texas

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C.SF-15574, cont. 8.09 acres. Patent No. 341 Vol. 28-B
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THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE
ON THE 9 DAY OF February, 1971, AT 10:30 O'CLOCK
A. M. AND DULY RECORDED THIS 9 DAY OF February,
1971, AT 2:25 O'CLOCK P. M. FILE NUMBER 59974
BY: Shim Chae DEPUTY BILLY HODGES, COUNTY CLERK
PECOS COUNTY, TEXAS