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MINERAL DEED

81444

KNOW ALL MEN BY THESE PRESENTS:

That Billie B. Armstrong, Jr. and Robert G. Armstrong, Trustees of The Armstrong Family Trust u/t/a dated August 1, 1992, hereinafter called Grantor for and in consideration of the sum of TEN DOLLARS, (\$10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer, assign and deliver unto the following named individuals, hereinafter called Grantees, in equal shares as their separate property and estate:

Bill Armstrong, Jr.
P.O. Box 1873
Roswell, New Mexico 88202-1873

Robert G. Armstrong
P.O. Box 1973
Roswell, New Mexico 88202-1973

Riley A. Armstrong
P.O. Box 65345
Lubbock, Texas 7964-5345

NationsBank, N.A., d/b/a Bank of America, N.A.
as Successor Trustee for the
JCA Trust
Bank of America
P.O. Box 26900
Albuquerque, New Mexico 87125
Attention: Camilla Serrano

all of Grantor's right, title and interest in and to all of the oil, gas and other minerals in and under and that may be produced from the following described land situated in Pecos County, Texas, to-wit:

As described on attached Exhibit "A".

Containing 20,941.25 acres, more or less, together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantees' property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas leases heretofore executed and now of legal record; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after date hereof, precisely as if the Grantees herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the lands above described and none other and grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantees herein shall have the right at any time to redeem for said Grantor by payment of any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

After recording return to:
Robert G. Armstrong
P.O. Box 1973
Roswell, NM 88202-1973

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TO HAVE AND TO HOLD, The above described property and easement with all and singular the rights, privileges and appurtenances thereunto or in any wise belonging to said Grantees, their heirs, successors and assigns forever, and Grantor does hereby bind its administrators, successors and assigns, to warrant and forever defend all and singular the said property unto said Grantees herein, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS Grantors' hand this 14 day of October, 2003, but effective as of October 1, 2003.

THE ARMSTRONG FAMILY TRUST

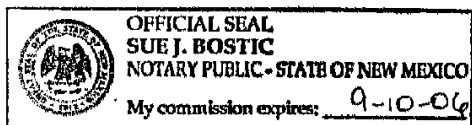
Texas Royalty Brokers

Billie B. Armstrong, Jr.
Billie B. Armstrong, Jr., Trustee

Robert G. Armstrong
Robert G. Armstrong, Trustee

STATE OF NEW MEXICO)
)ss
COUNTY OF CHAVES)

The foregoing instrument was acknowledged before me this 14 day of October, 2003 by Billie B. Armstrong, Jr. in his capacity as Trustee of The Armstrong Family Trust.

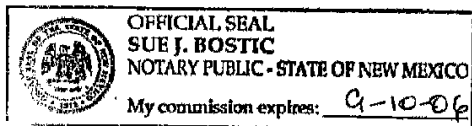


Sue J. Bostic
Notary Public

My Commission Expires: 9-10-06

STATE OF NEW MEXICO)
)ss
COUNTY OF CHAVES)

The foregoing instrument was acknowledged before me this 14 day of October, 2003 by Robert G. Armstrong in his capacity as Trustee of The Armstrong Family Trust.



Sue J. Bostic
Notary Public

My Commission Expires: 9-10-06

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EXHIBIT A

ATTACHMENT TO MINERAL DEED

dated effective October 1, 2003

Between The Armstrong Family Trust, as Grantor,
unto Billie B. Armstrong, Jr., Robert G. Armstrong,
and Riley A. Armstrong as Grantees

Tract 1:	Survey 208, Joseph Burleson, Sr. Abstract 5, Certificate 177	1,279.87 acres
Tract 2:	Survey 209, Juan Cordova Certificate 15/346, Abstract 15	640.00 acres
Tract 3:	Survey 307, Heirs of Joseph Champagne Certificate 30/216, Abstract 19	323.00 acres
Tract 4:	Survey 308, Heirs of Joseph Champagne Certificate 30/216, Abstract 20	322.45 acres
Tract 5:	Part of Survey 514 lying north of RR, Comanche Creek Irr. Co., Certificate 2, Abstract 23	25.70 acres
Tract 6:	Part of Survey 512 lying north of RR, Comanche Creek Irr. Co., Certificate 4, Abstract 29	299.80 acres
Tract 7:	Part of Survey 513 lying NW of RR, Comanche Creek Irr. Co., Certificate 4, Abstract 30	124.94 acres
Tract 8:	All of Survey 517 Comanche Creek Irr. Co., Certificate 6, Abstract 32	640.00 acres
Tract 9:	All of Survey 519 Comanche Creek Irr. Co., Certificate 7, Abstract 33, Pat. 394, Vol. 27	320.00 acres
Tract 10:	All of Survey 518 Comanche Creek Irr. Co., Certificate 7, Abstract 34	320.00 acres
Tract 11:	All of Survey 520 Comanche Creek Irr. Co., Certificate 8, Abstract 35	320.00 acres
Tract 12:	All of Survey 69, Pablo Hernandez, Certificate 1/23, Abstract 55	159.86 acres
Tract 13:	All of Survey 68, Felix Hernandez, Pat. No. 63, Vol. 7, Abstract 56	159.86 acres
Tract 14:	All of Survey 213, Thomas James, Certificate 1941, Abstract 739	640.00 acres
Tract 15:	All of Survey 211, Downs Kelley, Certificate 2204, Abstract 741	640.00 acres

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Tract 16:	All of Survey 212, Downs Kelley, Certificate 2204, Abstract 742	640.00 acres
Tract 17:	All of Survey 225, Jacob Laux, Abstract 744, Patent 516-1/2, Vol 139	320.00 acres
Tract 18:	All of Survey 227, Anton Menges, Certificate 254, Abstract 750	649.09 acres
Tract 19:	All of Survey 228, William Owens, Certificate 2644/2745, Abstract 759	266.50 acres
Tract 20:	All of Survey 207, Heirs of Thomas J. Robinson, Certificate 164, Abstract 764	1,280.00 acres
Tract 21:	All of Survey 214, Richard Rutlege, Certificate 15/341, Abstract 766	137.00 acres
Tract 22:	Part of Survey 70 lying north of RR, Caterino Saveria, Certificate 14/22, Abstract 768	114.80 acres
Tract 23:	All of Survey 210, SA&MG Ry. Co., Certificate 20/136, Abstract 769	640.00 acres
Tract 24:	Part of Survey 601 lying north & west of RR, E.J. Carlton Certificate 850, Abstract 2330	303.70 acres
Tract 25:	All of Survey 599, P.H. Fall, Certificate 440, Abstract 2714	1,303.02 acres
Tract 26:	All of Survey 597, E. Gescheidle, Certificate 789, Abstract 2718	1,003.33 acres
Tract 27:	All of Survey 625, Major Smith, Certificate 206, Abstract 3168	320.00 acres
Tract 28:	All of Survey 626, Major Smith, Certificate 206, Abstract 3169	320.00 acres
Tract 29:	Part of Survey 1 lying north & west of RR, Block 5, TCRR Ry. Co., Certificate 1023, Abstract 3407	127.70 acres
Tract 30:	All of Survey 1, Block 1, John H. Callihan Certificate 1023, Abstract 3784	565.07 acres
Tract 31:	All of Survey 2, John C. Duval, Certificate 1025, Abstract 3824	640.00 acres
Tract 32:	All of Survey 19, Block 5, TCRR Ry. Co., Certificate 1836, Abstract 4177	640.00 acres
Tract 33:	All of Survey 3, Mrs. M.J. Ashmore Certificate 540, Abstract 4153	482.51 acres
Tract 34:	Part of Survey 1 lying north & west of RR, A.Q. Clements Certificate 548, Abstract 4543	572.80 acres

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Tract 35: All of Survey 1, Conception de la Gomez,
Certificate 1093, Abstract 4551 137.00 acres

Tract 36: All of Survey 3, Conception de la Gomez,
Certificate 1093, Abstract 4553 319.45 acres

Tract 37: All of Survey 2, Block 213, F.M. Myers,
Certificate 1266, Abstract 4589 952.89 acres

Tract 38: All of Survey 1, Block 213, Lem Smith, Jr.,
Certificate 485, Abstract 4624 846.00 acres

Tract 39: All of Survey 5, Conception de la Gomez,
Certificate 36/58, Abstract 4659 65.00 acres

Tract 40: Unplatted part of Survey 1, Susan F. Copeland,
Certificate 2038, Abstract 4830 39.00 acres

Tract 41: All of Survey 207-1/2, Mrs. Delaney West,
Certificate 1273, Abstract 4848 751.40 acres

Tract 42: All of Survey 9, Block 105, GC&SF,
Certificate 2276, Abstract 1884 640.00 acres

Tract 43: All of Survey 12, Block 105, GC&SF,
Certificate 2287, Abstract 5008 640.00 acres

Tract 44: A parcel out of Survey 1, Block 5, TCRR,
Certificate 1827, Abstract 3407 1.42 acres

Tract 45: All of the San Pedro Ranch, Inc.
Abstract 9481, SF 15974, Patent 341 8.09 acres

THE FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE ON
THE 16TH DAY OF OCTOBER 2003 AT 11:45 O'CLOCK A M AND RECORDED
THE 16TH DAY OF OCTOBER 2003.

BY Mary Williams DEPUTY

FILE NUMBER 81444
JUDY DEERFIELD, COUNTY CLERK
PECOS COUNTY, TEXAS

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