

MINERAL DEED

68474

KNOW ALL MEN BY THESE PRESENTS:

That Bill Armstrong, Jr. and Robert G. Armstrong, Co-Personal Representatives of the Estate of B. B. Armstrong and Betty Ellen Armstrong, a widow, of Chaves County, New Mexico, hereinafter called Grantors 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 Billie B. Armstrong, Jr. and Robert G. Armstrong as Trustees of The Armstrong Family Trust u/t/a dated August 1, 1992, or any successor trustees thereto, whose address is P. O. Box 1873, Roswell, New Mexico 88202-1873, hereinafter called Grantee all of Grantors' 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, State of 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 Grantee's property and improvements.

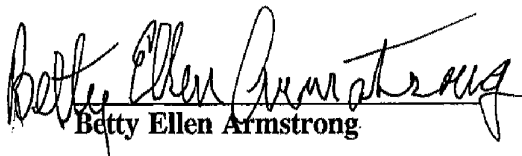
This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas leases heretofore executed and now of legal record; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after date hereof, precisely as if the Grantee 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.

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

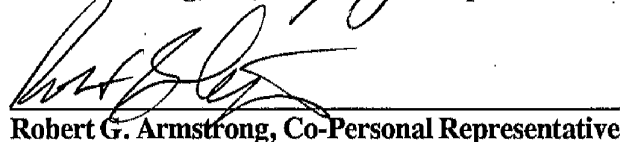
TO HAVE AND TO HOLD, The above described property and easement with all and singular the rights, privileges and appurtenances thereunto or in any wise belonging to the said Grantee, its heirs, successors and assigns forever, and Grantors do hereby bind its heirs, executors, administrators, successors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

WITNESS Grantors' hand this 12th day of December, 2000, but effective as of December 1, 2000.

ESTATE OF B. B. ARMSTRONG


Betty Ellen Armstrong


Bill Armstrong, Jr., Co-Personal Representative


Robert G. Armstrong, Co-Personal Representative

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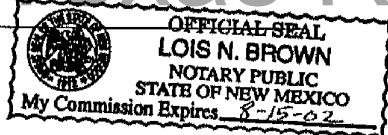
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STATE OF NEW MEXICO)
) ss
 COUNTY OF CHAVES)

The foregoing instrument was acknowledged before me this 8th day of December, 2000 by Betty Ellen Armstrong, a widow.

Lois N. Brown
 Notary Public

My Commission Expires:

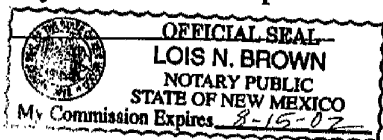


STATE OF NEW MEXICO)
) ss
 COUNTY OF CHAVES)

The foregoing instrument was acknowledged before me this 12th day of December, 2000 by Bill Armstrong, Jr. in his capacity as Co-Personal Representative of the Estate of B. B. Armstrong.

Lois N. Brown
 Notary Public

My Commission Expires:

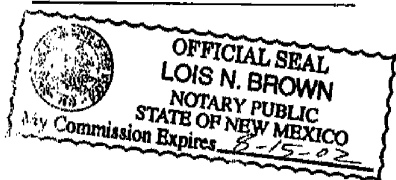


STATE OF NEW MEXICO)
) ss
 COUNTY OF CHAVES)

The foregoing instrument was acknowledged before me this 12th day of December, 2000 by Robert G. Armstrong in his capacity as Co-Personal Representative of the Estate of B. B. Armstrong.

Lois N. Brown
 Notary Public

My Commission Expires:



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EXHIBIT A ATTACHMENT TO MINERAL DEED

dated effective December 1, 2000

Between Bill Armstrong, Jr. and Robert G. Armstrong, Co-Personal Representatives
of the Estate of B. B. Armstrong and Betty Ellen Armstrong, a widow, as Grantors,
unto Billie B. Armstrong, Jr. and Robert G. Armstrong as Trustees of
The Armstrong Family Trust u/t/a dated August 1, 1992, as Grantee

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

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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 763	1,280.00 acres
Tract 21:	All of Survey 214, Richard Rutledge, 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

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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

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Tract 34: Part of Survey 1 lying north & west of RR,
A. Q. Clements
Certificate 548, Abstract 4543 572.80 acres

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 14TH DAY OF DECEMBER 2000 AT 11:00 O'CLOCK A M AND RECORDED
THE 14TH DAY OF DECEMBER 2000. FILE NUMBER 68474
BY Sue Robledo DEPUTY JUDY DEERFIELD COUNTY CLERK
SUE ROBLED0 PECOS COUNTY CLERK

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