

4969 01983

Texas Royalty Brokers

MINERAL RIGHTS QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

I, JOHN JEROME WATKINS, Grantor, for good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, do hereby grant, sell, convey, remise, release and quit claim unto THE JOHN AND JOAN WATKINS REVOCABLE TRUST, w/t/d September 13, 1994, JOHN J. WATKINS and JOAN S. WATKINS, Co-Trustees, Grantees, and unto Grantees' successors and assigns forever, all of my right, title, interest, equity and estate owned, claimed or held in and to all of the mineral rights, including without limitation oil and gas, in and under and that may be produced from the following lands in Denton County, State of Texas, more particularly described as follows:

Tract 1: 320.509 acres of land being that same land described and conveyed by Warranty Deed dated December 17, 1984, from Farm and Home Savings Association into Hillside Joint Venture, et al., recorded in Volume 1542, Page 936 of the Real Property Records of Denton County, Texas.

Tract 2: 105.102 acres of land being that same land described and conveyed by Warranty Deed dated February 15, 1985, from Farm and Home Savings Association into W.R. Sandford, Trustee, recorded in Volume 1580, Page 346 of the Real Property Records of Denton County, Texas.

Tract 3: 131.531 acres of land being that same land described and conveyed by Warranty Deed dated April 2, 1985, from Farm and Home Savings Association into W.R. Sandford, Trustee, recorded in Volume 1607, Page 667 of the Real Property Records of Denton County, Texas.

Totaling 557.142 acres

TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand and seal as such Grantor this 12th day of November, 2001.

John Jerome Watkins
JOHN JEROME WATKINS

Joan S. Watkins
JOAN S. WATKINS

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF WASHINGTON) ss.

BE IT REMEMBERED that on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, JOHN JEROME WATKINS and JOAN S. WATKINS, to me well known as the Grantors in the foregoing Quit Claim Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as Notary Public this 12th day of November, 2001.

My Comm. Expires: VARNER
Notary Public - Arkansas
County of Benton
My Commission Exp. 12/31/2010

Notary Public
Notary Public

Grantor's Address: JOHN J. AND JOAN S. WATKINS
935 Sunset Drive
Fayetteville, AR 72701

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Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK

On Nov 21 2001
At 1:08pm

Receipt #: 59158
Recording: 5.00
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Doc/Num : 2001-R0125369
Doc/Type : MD
Deputy -Cristina