

GIFT DEED OF MINERAL INTEREST
(with no warranty)

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Grantor: Irene Long Sears
3701 N. Loy Lake Rd. #308
Sherman, TX 75090

Grantee: Catherine Robin Sears
817 West Line Rd.
Whitesboro, TX 76273

Effective Date: December 12, 2011

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1. For adequate consideration, being the love and affection Grantor, named above, bears for Grantee, named above, Grantor gives, grants, and conveys to Grantee as her sole and separate property, for Grantee's sole use and benefit, all of her right, title and interest in the oil, gas, and minerals in the following lands in the county of Dimmit, State of Texas:

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Description of Land: 1,364.17 acres of land, more or less, in Dimmit County, Texas, described below:

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The South 63.02 acres, more or less, of Lot 1, Block 39, of the Catarina Farms Subdivision "F".

Lots 1, 3, 4, 5, 6, the S/2 of Lot 7, and the S/2 of Lot 8, of Block 40, of the Catarina Farms Subdivision "F".

Lots 1-7, inclusive, of Block 41, of the Catarina Farms Subdivision "F".

The East 30.75 acres of the West 61.50 acres of Lot 2, the West 40.00 acres of Lot 4, and all of Lots 5 and 6 of Block 43, Catarina Farms Subdivision "F".

All of the above described lands in the Catarina Farms Subdivision as shown in the Map Records, Vol. 1, Pg. 38 of Dimmit County, Texas.

2. Grantor believes she holds an undivided 20% interest in the oil, gas, and minerals in the lands described above, and by this Gift Deed of Mineral Interest (hereinafter "Deed") she conveys all of said interest to Grantee. However, this Deed is delivered by Grantor to Grantee and the mineral interest described above is conveyed to Grantee without warranty of title, express or implied.

3. This Deed is signed by Grantor as of the date of the acknowledgment below of Grantor's signature, but is effective for all purposes as of the Effective Date stated above. If the mineral interest in the lands that are the subject of this Deed are now subject to a valid oil, gas, and/or mineral lease,
4. This Deed is subject to any rights now existing to any lessee or assign made under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that Grantee shall be entitled to receive all rights and benefits provided for in the lease that are attributable to the undivided interest conveyed by this Deed, from and after the Effective Date, as if the Grantee herein had been present at that date of making of said lease as the lessor.

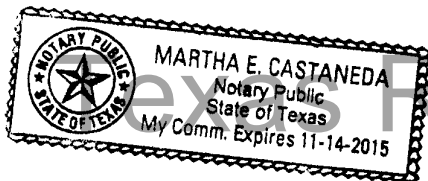
Grantor: Irene Long Sears
Irene Long Sears

State of Texas)
County of Grayson)

This instrument was acknowledged before me on December 12, 2011 by
Irene Long Sears.

(Personalized Seal)

Martina Castaneda
Notary Public's Signature



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Texas Royalty Brokers

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Texas Royalty Brokers

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MARIO Z. GARCIA
COUNTY CLERK
2012 Jan 04 at 01:51 PM
DIMMIT COUNTY, TEXAS
By: DD *[Signature]* DEPUTY

Texas Royalty Brokers