

FILE # 2296

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ESTATE DISTRIBUTION DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE OUT ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

Effective Date: June 19, 2010

Grantor: Jason Boaz Simus and Jessica Rachel Barr, as Independent Co-Executors of the Estate of Suzanne Rall Peacock, Deceased, Cause Number 2009-PR02333-1, Probate Court Number One of Tarrant County, Texas

Grantor's Mailing Addresses: Jason Boaz Simus, Co-Executor
609 W. Oak St.
Denton, Denton County, Texas 76201

Jessica Rachel Barr, Co-Executor
3309 Coleridge Drive
Raleigh, Wake County, North Carolina 27609

Grantees: Jason Boaz Simus (an undivided 50% interest of Grantor's interest in the property)
609 W. Oak St.
Denton, Denton County, Texas 76201

Jessica Rachel Barr (an undivided 50% interest of Grantor's interest in the property)
3309 Coleridge Drive
Raleigh, Wake County, North Carolina 27609

Consideration: Conveyance of the Property from the Estate of Suzanne Rall Peacock, Deceased, to the Grantees pursuant to the Last Will and Testament probated under Cause Number 2009-PR02333-1, Probate Court Number One of Tarrant County, Texas

Property (including any improvements):

All of Grantor's interest in and to any tract or parcel of land situated in Reeves County, Texas, including, but not limited to those tracts or parcels described at the Exhibit "A" ("the Property") attached hereto:

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The conveyance of the Property is subject to (a) all validly existing restrictions, easements, liens, encumbrances, rights-of-way, prescription rights, reservations, covenants, conditions, mineral leases, mineral interests, and other instruments that affect the Property; (b) all zoning laws, regulations and ordinances of municipal and other governmental authorities, if any; and (c) all taxes for 2010 and subsequent years, which the Grantee assumes.

Grantor, for the consideration, conveys to Grantees the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, successors, or assigns forever, without express or implied warranty; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

When the context requires, singular nouns and pronouns included the plural.

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GRANTOR:

Jason Boaz Simus, Co-Executor
Jason Boaz Simus, Independent Co-Executor of
the Estate of Suzanne Rall Peacock

Jessica Rachel Barr, Co-Executor
Jessica Rachel Barr, Independent Co-Executor
of the Estate of Suzanne Rall Peacock

STATE OF TEXAS §
COUNTY OF Denton §

This instrument was acknowledged before me on the 25 day of June, 2010, by
Jason Boaz Simus, Independent Co-Executor for the Estate of Suzanne Rall Peacock.

Eric Dailey
Notary Public, State of Texas

Eric Dailey
Printed Name of Notary

My Commission Expires: 9-14-2012



STATE OF NORTH CAROLINA §
COUNTY OF Wake §

This instrument was acknowledged before me on the 19th day of June, 2010, by
Jessica Rachel Barr, Independent Co-Executor for the Estate of Suzanne Rall Peacock.



Devin Waters
Notary Public, State of North Carolina

Devin Waters
Printed Name of Notary

My Commission Expires: march 7, 2015

AFTER RECORDING RETURN TO:

Bourland, Wall & Wenzel, P.C.
Attn: Tina Schubert
301 Commerce Street, Suite 1500
Fort Worth, Texas 76102-4115

PREPARED IN THE LAW OFFICES OF:

Bourland, Wall & Wenzel, P.C.
301 Commerce Street, Suite 1500
Fort Worth, Texas 76102-4115

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EXHIBIT "A"

All of Section 8, in Block C-8 and all of Section 45, and 46 in Block 72 of the Public School Lands in Reeves County, Texas.

Also, the South 266 acres of Section 10, in Block 55, Township 8, Certificate 5139/5372, and all of Section 44, in Block 55, Township 7, Certificate 5332/5132, of the T&P Railway Co. Survey in Reeves County, Texas.

Being the same Property described in deed dated November 30, 1948, recorded at Vol. 122, Page 343, Deed Records of Reeves County, Texas.

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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

FILE # 2296

FILED FOR RECORD ON THE 15TH DAY OF JULY A.D. 2010 9:49 AM.

DULY RECORDED ON THE 19TH DAY OF JULY A.D. 2010 9:00 AM.

BY Diana Flores, DEPUTY

DIANNE O. FLOREZ, COUNTY CLERK
REEVES COUNTY, TEXAS