

Texas Royalty Brokers

MINERAL DEED

0924 00120

097877

STATE OF TEXAS

COUNTY OF DENTON

KNOW AL MEN BY THESE PRESENTS

THAT, the undersigned, Richard M. Graham, ("Grantor"), whose address is 1342 Lakeview Drive, Southlake, Texas 76092, for a good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, has GRANTED, SOLD, CONVEYED, ASSIGNED and DELIVERED, and by these presents does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER, unto the Grantees herein ("Grantee"), whose name, address and percentage are as follows:

Frank M. Graham and Wilma L. Graham Joint Living Trust (50%)

All of Grantor's undivided interest in and to the oil, gas and other minerals (including any royalty currently due and /or attributable to the production of same) in the under and that may be produced to wit:

Being 105.102 acres, more or less, out of the Guadeloupe Cardinas Survey, Abstract No. 214, in Denton county, Texas; and being the same land described as "Tract 2 in that certain Oil, Gas and Mineral Lease from W.R. Sandford, Trustee, as Lessor, to Mitchell Energy Corporation, as Lessee, dated November 6, 1985 and recorded involve 1804, Page 380, Real Records of Denton County, Texas, to which instrument reference is here made for more complete description; and being part of the land described in Oil, Gas and Mineral Lease Bette W. R. Sandford, Trustee, as Lessor, and Mitchell Energy Corporation, as Lessee, dated October 18, 1996, recorded under File No. 96-R0083381 of the Official Public Records of Real Property of Denton County, Texas.

Together with the right of ingress and egress at all times for the purpose of mining, drilling and exploring said Lands for oil, gas or other minerals, and removing the same therefrom.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, and to Grantee's heirs, successors and assigns, forever; and Grantor does hereby bind Grantor's heirs, administrators executors and assigns, to warrant and forever defend all the singular, said property and rights unto Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

55100 1520

0924 00121

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EXECUTED the 10 day, of Sept, 2001

GRANTOR:

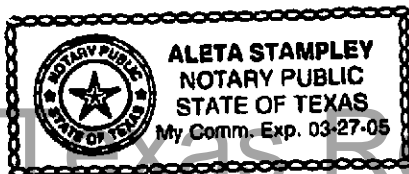
Richard M. Graham
Richard M. Graham

Texas Royalty Brokers

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged before me this 10 day of September, 2001, by



Aleta Stampley
Notary Public, Tarrant County, Texas

When Recorded Return To:
Frank M. Graham
107 Marina Dr.
Bullard, Texas 75757

15100 1524 0924 00122
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Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY CLERK
On Sep 18 2001
At 9:06am
Receipt #: 47446
Recording: 7.00
Doc/Mgat : 6.00
Doc/Num : 2001-R0097077
Doc/Type : MD
Deputy -Jane