

**GIFT MINERAL DEED AND ROYALTY TRANSFER**

THE STATE OF TEXAS, )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF ANDERSON )

That I, Gilbert Walter Kendrick, Jr. of 1522 South Fern Place, Broken Arrow, Tulsa County, Oklahoma, 74012, hereinafter called Grantor, for in consideration of the love and affection which I have and bear toward my children, Cheryl L. Niemiec and Janet A. Dance, hereinafter called Grantees, have GIVEN, GRANTED AND CONVEYED, and by these presents to GIVE, GRANT AND CONVEY unto the said Grantees, in equal shares, all of my undivided interest in and to the oil, gas, coal, lignite and all other minerals of every kind and character in, on or under the lands described in EXHIBIT "A" which is attached and made a part hereto.

Grantor also gives, grants, and conveys to the grantees all of his present interest, as well as any interests that he may acquire in the future, in oil gas, coal, lignite and all other minerals of every kind and character in Anderson County, Texas.

TO HAVE AND TO HOLD, said interests in all the oil, gas, coal, lignite and all other minerals of every kind and character in, on or under the said lands, together with al and singular the rights and appurtenances thereto in otherwise belonging, with the right of ingress and egress and possession at al times for the purpose of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals, unto said grantees, their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said interests in said minerals, unto the said grantees, their heirs and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

My spouse, Joyce Lee Kendrick, has evidenced her consent to this instrument by signing her name below.



EXHIBIT "A"

ATTACHED TO AND MADE A PART OF THAT CERTAIN  
GIFT MINERAL DEED AND ROYALTY TRANSFER BETWEEN  
GILBERT WALTER KENDRICK, JR. AS GRANTOR AND CHERYL L. NIEMIEC  
AND JANET A. DANCE AS GRANTEEES

1. Reference is made to the "Gift Mineral Deed and Royalty Transfer" from Irma Evelyn Kendrick to Gilbert Walter Kendrick, Jr and Mary Margaret Kendrick Carmean dated October 22, 1986 recorded at Book 1140 page 127 and 128:

First Tract: Being 320 acres of land, a part of the A. G. Monroe League, Abstract No. 46, in Anderson County, Texas, and being the same land conveyed to Lacy Kendrick by Gladys K. McCown in Deed dated March 17, 1953, of record in Volume 451, at Page 590 of the Deed Records of Anderson County, Texas, to which reference is hereby made for descriptive purposes only.

Second Tract: 1 acre of land, more or less, a part of the A. G. Monroe League, Abstract No. 46, in conflict with the J. I. Aguilera Grant, in Anderson County, Texas, and being the same land conveyed by Jesse Graham to The Colored Baptist Church of St. John's Community by Deed dated February 14, 1901, of record in Volume 67, at Page 394 of the Deed Records of Anderson County, Texas, and also being the same tract and parcel of land described in Deed from The Colored Baptist Church of St. John's Community to Gilbert W. Kendrick, dated March 27, 1951, of record in Volume 429, at Page 305 of the Deed Records of Anderson County, Texas, to which said Deeds and the record thereof reference is hereby made for a metes and bounds description of said property.

Third Tract: Being 26 acres of land, more or less, a part of the M. Rionda Eleven League Grant, Abstract No. 58, in Anderson County, Texas, and being the same tract and parcel of land described in Mineral Deed and Royalty Transfer from Bettey Davis to G. W. Kendrick, Sr., dated November 18, 1958, of record in Volume 583, at Page 190 of the Deed Records of Anderson County, Texas, to which reference is hereby made for descriptive purposes only.

Fourth Tract: 220 acres of land, more or less, a part of the Wm. Jergins Survey, Abstract No. 436, in Anderson County, Texas, and being the same tract and parcel of land described in Deed from Frank W. Moore et al to Southern Pine Lumber Company, dated July 10, 1928, of record in Volume 179 at Page 183 of the Deed Records of Anderson County, Texas, to which reference is hereby made for a metes and bounds description of said tract of land.

Fifth Tract: 832.83 acres of land, more or less, and being all of the Martin Murchison Survey, Abstract No. 509, in Anderson County, Texas, and being the same tract and parcel of land described in Deed from Irma E. Kendrick et wit to Red Town Farm Company, dated October 30, 1944, of record in Volume 340, at Page 604 of the Deed

Records of Anderson County, Texas, to which reference is hereby made for a metes and bounds description of said tract of land.

Sixth Tract: 36 acres of land, more or less, a part of the Wm. Elliott Survey, A-19, in Anderson County, Texas, and being the same land described in a Mineral Deed from Abdelle Utley et vir to M. A. Davey and G. W. Kendrick, dated September 12, 1934, of record in Volume 250, at Page 50 of the Deed Records of Anderson County, Texas, to which reference is hereby made for a metes and bounds description of said tract of land.

- Texas Royalty Brokers**
2. Reference is made to the "Mineral Deed and Royalty Transfer" from Johnnye Kendrick Friend, et al to Margaret Kendrick Carmean et al dated June 27, 1980 recorded at Vol 920 Page 698 through 701 and the "Mineral Deed and Royalty Transfer" from Gladys Kendrick McCown to Margaret Kendrick Carmean dated June 10, 1986 recorded at Vol 1385 Page 868 through 870:

Being 320 acres of land, out of the A. G. Monroe League, in Anderson County, Texas, and being the same tract of land deed by J. R. Kendrick to W. L. Kendrick, by deed dated September 23, 1905, of record in Volume 77, at Page 585 of the Deed Records of Anderson County, Texas, being described by metes and bounds as follows, to-wit:

BEGINNING at the South Boundary Line of the Monroe League and in the East Boundary of the E. Harris League set stake from which is a Black Jack 7" dia. brs. N. 2-1/4 vrs. a hickory 6" dia. brs. S. 49 E. 5.2 vrs;

THENCE North 254 vrs. NE corner of said Harris League 1435 vrs. to a Black Jack 10" dia. at NW corner of the R. Mynatt and Elbert S. Jamison Survey from which a Black Jack 6" dia. brs. S. 50 E. 9-1/2 vrs. Do 9" dia. brs. E. 12-1/2 vrs.;

THENCE E. 1259 vrs. a stake from which a Black Jack 8" dia. brs. S. 31 deg. W. 5 vrs. do 6" dia. brs. S. 17 deg. W. 7 vrs.;

THENCE South 1435 vrs. a set stake in South Boundary Line of said Monroe League from which a Black Jack 2" dia. brs. N. 24 W. 9 vrs.;

THENCE W. with league line 1289 vrs. to beginning, corner bearing trees marked X.;

This being the same land bought by J. R. Kendrick from C. D. Holoman by deed dated February 9, 1883; recorded in Volume 33, at Pages 543-544 of the Deed Records of Anderson County, Texas, to which reference is hereby made for all purposes.

3. Reference is made to the Deed from Mrs. Ann Link Simpson et vir to Margaret Kendrick Carmean et al dated April 22, 1960 recorded at Vol 777 Pages 341 and 342:

Being 40 1/2 acres of land, of the A. G. Monroe Survey, Abst. No 46, of Anderson County, Texas, and being a part of the land formerly owned by Walter L. Kendrick and located about 2 1/2 miles southeast of Tennessee Colony.



\*VG-670-2021-833\*

2021 - 833 02/05/2021 11:34AM Page 5 of 5 Mark Staples, Anderson County Clerk

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Anderson  
County  
Mark Staples  
Anderson County  
Clerk

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Document Number: 2021 - 833

# Texas Royalty Brokers

Real Property Recordings  
MINERAL DEED

Recorded On: February 05, 2021 11:34 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

# Texas Royalty Brokers

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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 Information:**

Document Number: 2021 - 833  
Receipt Number: 20210205000018  
Recorded Date/Time: February 05, 2021 11:34 AM  
User: Melissa H  
Station: anco\_ws391

**Record and Return To:**

GILBERT KENDRICK  
1522 S FERN PL

BROKEN ARROW OK 74012



STATE OF TEXAS  
COUNTY OF ANDERSON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Anderson County, Texas.

Mark Staples  
Anderson County Clerk  
Anderson County, TX

*Mark Staples*

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