



**NOTICE OF CONFIDENTIALITY RIGHTS:**

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**WARRANTY DEED with RESERVATION  
OF LIFE ESTATE AND POWER TO SELL  
OR CONVEY**

Date: 6/4, 2024

Grantor: JANE NUTT MITCHELL

Grantor's Mailing Address:

3131 Shady Grove Circle  
Granbury, TX 76049

Grantee and Mailing Address

Percentage Conveyed

- |    |  |     |
|----|--|-----|
| 1. | SUSAN MITCHELL MAY<br>1700 Meander Road<br>Granbury, TX 76049      | 50% |
| 2. | SANDRA MITCHELL ELROD<br>5357 Holiday Road<br>Minnetonka, MN 55345 | 50% |

**Consideration:** TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration.

**Property (including any improvements):**

IT IS GRANTOR'S INTENTION BY THIS CONVEYANCE TO CONVEY ALL RIGHT, TITLE AND INTEREST IN ANY AND ALL OIL, GAS AND OTHER MINERAL RIGHTS IN LOVING COUNTY, including but not limited to all right, title and interest in all oil gas and other mineral rights in the following described tract of land:

**Section 31, Block 29, Public School Land Survey, Loving County, Texas (the  
"Unit Area")**

WHEREAS, the undersigned is the owner of a non-participating royalty interest in the E/2 of the SE/4 of Section 31, Block 29, PSL Survey, Loving County, Texas, being the same lands described in that certain Oil and Gas Lease dated June 16, 2003 executed by Michael Anderson Harrison, Independent Executor of the Estate of Neil A. Harrison, deceased as Lessor, Memorandum of Oil and Gas Lease recorded in Volume 48, Page 42 of the Official Public Records of Loving County, Texas

Subject, however, to any and all restrictions, covenants, easements and outstanding mineral interest, if any, of record in the County Clerk's office of said county and now in effect: easements, rights-of-way, and prescriptive rights, whether of record or not: rights of adjoining owners in any fences situated on a common boundary: any discrepancies, conflicts or shortages in area or boundary lines: any unpaid taxes to any taxing authority bases on assessments after the above described Agreement Date: all liens caused by Grantee: and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which GRANTEE assumes.

**SAVE AND EXCEPT** For Grantor and Grantor's assigns, a reservation of the full possession, benefit and use of the herein described Property for the remainder of the life of the Grantor, as a life estate. Grantor retains complete power, without the joinder of any person, to mortgage, sell and convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and the subsurface of the Property; to execute and deliver oil, gas and other mineral leases for any term of years and for a term based upon the continuing production of oil, gas or other minerals from the Property, ending either before or after Grantor's death; and to invest and reinvest all proceeds from the sale or other disposition of the Property. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties and other benefits payable on any mortgage, sale, or conveyance under oil, gas and other mineral leases covering the Property at the inception of the life estate without any duty to the remainderman and without liability for waste.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executor, administrators, successors, or assigns forever. Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

This instrument was prepared solely from information and on instruction given to us by our client. No title opinion or other information has been furnished to us or given to us in connection with its preparation.

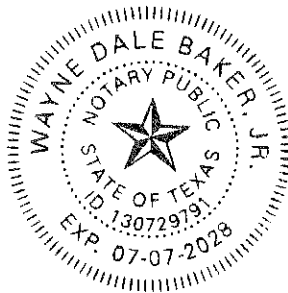
Texas Royalty Brokers

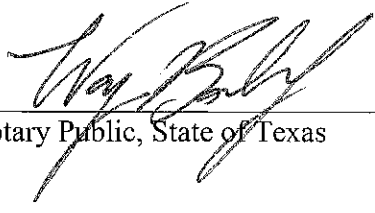
  
JANE NUTT MITCHELL, by and through her  
Attorney-in-Fact, SUSAN MITCHELL MAY, as  
Grantor

STATE OF TEXAS §

COUNTY OF Hood §

Texas Royalty Brokers  
This instrument was sworn and subscribed before me on June 4, 2024, by JANE NUTT MITCHELL, by and through her Attorney-in-Fact, SUSAN MITCHELL MAY, as Grantor.



  
Notary Public, State of Texas

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I, Mozelle Carr, Clerk of the County Court, in and for said County, do hereby certify that the within instrument in writing, dated with its certification of authentication, was filed in my office 06/05/2024 at 08:23 AM and recorded 06/05/2024 in the OFFICIAL PUBLIC RECORDS of Loving County, Texas with Instrument Number 2024-1227. Witness my Hand and Seal of Said Court, at office in Mentone, Texas, on date and year last above written.

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A handwritten signature in cursive script that reads "Mozelle Carr".

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MOZELLE CARR, County Clerk  
Loving County Texas

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