

MINERAL DEED

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.

LONESOME DOVE CONSULTANTS, INC., hereinafter called Grantor, whether singular or plural, of 777 East Austin Street, Nacogdoches, Nacogdoches County, Texas 75965, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) cash in hand paid by **CATHERINE RUSSELL, as her sole and separate property**, 270 County Road 250, Nacogdoches, Nacogdoches County, Texas 75965 hereinafter called Grantee, whether singular or plural, of, the receipt of which is hereby acknowledged, has granted, sold, conveyed, assigned and delivered and by these presents do grant, sell, convey, assign and deliver unto the said Grantee, **fifty percent (50%) of Grantors' interest** in and to all oil, gas and minerals, including any and all royalties presently or herein after being paid, in and under the property described:

FIRST TRACT:

BEING 42.517 acres of land, more or less, a part of a 110 acre tract conveyed by Major Wilson and wife, Lillie B. Wilson to Earl McLemore on August 23, 1961, recorded in Volume 128, Page 130, Deed Records of San Augustine County, Texas, and being the same tract or parcel of as conveyed by The First National Bank to George Wilson, Jr., dated December 31, 1910, recorded in Volume 44, Page 190, Deed Records of San Augustine County, Texas, and being a part of a 17-1/2 acre tract conveyed by Ira Borders Nelson Curl to Earl McLemore, dated September 22, 1979, recorded in Volume 207, Page 518, Deed Records of San Augustine County, Texas and being the same tract or parcel as conveyed by Quit Claim Deed from Willa Borders Greenwell Walker to Ira Borders Nelson Curl, dated May 19, 1979, recorded in Volume 207, Page 328, Deed Records of San Augustine County, Texas, and being a part of the ARNOLD Y'BARBO SURVEY, A-327, Patent dated July 19, 1854, recorded in Volume W, Page 165, Deed Records of San Augustine County, Texas, and being located approximately 9-1/4 miles West of the courthouse of San Augustine, Texas and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at the N. E. C. of said 110 acre tract, being the N. W. C. of a 162 acre tract conveyed by Anne Hall King and husband, Gerald Raymond King, Jr. to Gerald Irvin King, dated September 29, 1988, recorded in Volume 263, Page 556, Deed Records of San Augustine County, Texas, and being an internal S. W. C. of a 118.137 acre tract known as 2nd Tract conveyed by Edward Bruce McLemore conveying his undivided interest to Donald Earl McLemore, dated June 27, 1997, recorded in Volume 304, Page 565, Deed Records of San Augustine County, Texas, and being the same 118.137 acre tract known as the 2nd tract conveyed by Nina Ross McLemore Weimmer conveying her undivided interest to Donald Earl McLemore, dated January 2, 1998, recorded in Volume 307, Page 66, Deed Records of San Augustine County, Texas, a 3/8" reinforced rod set for corner, from which a 12" Pine marked "X" bears North 36 deg. West, 10.4 feet and an 8" Pine marked "X" bears South 75 deg. West, 22.0 feet;

THENCE South 11 deg. 00 min. 00 sec. East, along a fence, being the E. B. L. of said 110 acre tract and being the W. B. L. of said Gerald Irvin King's 162 acre tract, a distance of 942.12 feet, a 3/8" reinforced rod set for corner, from which a 26" Elm, marked "X", bears North 37 deg. East, 3.4 feet;

THENCE South 75 deg. 47 min. 00 sec. West, to the W. B. L. of said 17-1/2 acre tract, being the E. B. L. of a 69.50 acre tract conveyed by L. B. Sanders et al to Dexter McBride and wife, Jo Ann McBride, dated April 11, 1966, recorded in Volume 147, Page 167, Deed Records of San Augustine County, Texas, a distance of 1966.45 feet a 3/8" reinforced rod set for corner, from which an 18" Pine marked "X" bears North 40 deg. East, 6.7 feet and a 16" Pine marked "X" bears North 10 deg. East, 4.8 feet;

THENCE North 11 deg. 18 min. 22 sec. West, along the E. B. L. of said Dexter McBride's 69.50 acre tract, being the W. B. L. of said 17-1/2 acre tract to its N. W. C., a distance of 941.85 feet, a 3/8" reinforced rod set for corner in the S. B. L. of Cecilia McSwain Boles et al 76 acre tract known as Tract 2, recorded in Volume 294, Page 239, Deed Records of San Augustine County, Texas, from which a triple Red Oak marked "X", bears North 22 deg. East, 20.2 feet and a 14" Pine marked "X" bears North 50 deg. East, 20.6 feet;

THENCE North 75 deg. 47 min. 00 sec. East, along the S. B. L. of said Cecilia Boles's 76 acre tract to S. E. C., being the S. W. C. of a 76 acre tract known as the 1st tract conveyed by Edward Bruce McLemore, conveying his undivided interest to Donald Earl McLemore, dated June 27, 1997, recorded in Volume 304, Page 565, Deed Records of San Augustine County, Texas, and being the same 76 acre tract known as the 1st tract conveyed by Nina Ross McLemore Weimmer conveying her undivided interest to Donald Earl McLemore, dated January 2, 1998, recorded in Volume 307, Page 66, Deed Records, San Augustine County, Texas, a distance of 428.68 feet a 3/4" galvanized pipe found set for corner from which a 20" Post Oak found marked "X" bears North 38 deg. East, 13.9 feet, continuing along an old fence being the N. B. L. of said 110 acre tract, in all 1971.49 feet to the Place of Beginning, containing 42.517 acres of land, more or less.

SECOND TRACT:

BEING 42.517 acres of land, more or less, a part of a 100 acre tract conveyed by Major Wilson and wife, Lillie B. Wilson to Earl McLemore, dated August 23, 1961, recorded in Volume 128, Page 130, Deed Records, San Augustine County, Texas, and being the same tract or parcel as conveyed by The First National Bank to George Wilson, Jr., dated December 31, 1910, recorded in Volume 44, Page 190, Deed Records, San Augustine County, Texas, and being a part of a 17-1/2 acre tract conveyed by Ira Borders Nelson Curl to Earl McLemore, dated September 22, 1979, recorded in Volume 207, Page 518, Deed Records of San Augustine County, Texas, and being the same tract or parcel as conveyed by Quit Claim Deed from Willa Borders Greenwell Walker to Ira Borders Nelson Curl, dated May 19, 1979, recorded in Volume 207, Page 328, Deed Records of San Augustine County, Texas, and being a part of the ANTONIO Y'BARBO SURVEY, A-327, patent dated July 19, 1854, recorded in Volume W, Page 165, Deed Records, San Augustine County, Texas, and being located approximately 9-1/4 miles West of the courthouse in San Augustine, Texas, and being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a 3/8" reinforced rod set for corner, from which an 18" Pine marked "X" bears North 40 deg. East, 6.7 feet and a 16" Pine marked "X" bears North 10 deg. East, 4.8 feet, being in the E. B. L. of a 69.50 acre tract conveyed by L. B. Sanders et al to Dexter McBride and wife, Jo Ann McBride, dated April 11, 1966, recorded in Volume 147, Page 167, Deed Records of San Augustine County, Texas, and in the W. B. L. of said 17-1/2 acre tract and being located South 11 deg. 18 min. 22 sec. East, 941.85 feet from its N. W. C.;

THENCE North 75 deg. 47 min. 00 sec. East, a distance of 958.17 feet, a 3/8" reinforced rod set for corner in an open pasture;

THENCE South 11 deg. 00 minutes 00 sec. East, at 1833.36 feet, set a 3/8" reinforced rod for reference to corner in the North margin of County Road 220, continuing in all 1864.36 feet to its centerline;

THENCE along the centerline of said County Road 220 as follows:

South 73 deg. 08 min. 00 sec. West, 129.05 feet;
 South 71 deg. 36 min. 00 sec. West, 181.48 feet;
 South 65 deg. 09 min. 00 sec. West, 112.30 feet;
 South 58 deg. 58 min. 00 sec. West, 151.39 feet;
 South 53 deg. 57 min. 00 sec. West, 425.86 feet to the S. W. C. of said 17-1/2 acre tract, being the S. E. C. of said Dexter McBride's 69.50 acre tract;

THENCE North 11 deg. 18 min. 22 sec. West, along the E. B. L. of said Dexter McBride's 69.50 acre tract, being the W. B. L. of said 17-1/2 acre tract, at 23.00 feet set a 3/8" reinforced rod for reference to corner in the North margin of said County Road 220, continuing in all 2106.24 feet to the Place of Beginning, containing 42.517 acres of land, more or less, of which 0.459 acre is in County Road 220 road easement.

THIRD TRACT:

BEING 76 acres of land, more or less, out of and a part of the ANTONIO Y'BARBO SURVEY, A-327, and being known as Block 1 in the partition of lands in the District Court of San Augustine County, Texas, in a certain cause where Magdalene Rowena Garrett was Plaintiff and Carter B. Wilkerson et al was Defendant, being the June Term of said court in the year of 1932, a certified copy of said decree being recorded in Volume 72, Page 285 of the Deed Records of San Augustine County, Texas, to which decree and its records reference is made for all purposes and said 76 acres being thus described:

BEGINNING at Wilson's N. B. L. at Jordan Barnes S. W. C.;

THENCE North 42 deg. West with Barnes S. W. B. L., 1348 vrs to his S. W. C. on the W. B. L. of the A. Y'Barbo Survey, a stake for corner;

THENCE South 25 deg. West with said line, 403 vrs to a stake on said line for corner, bearing trees marked "X";

THENCE South 42 deg. East, 874 vrs. (974 vrs called for in plat) to stake on Wilson's N. B. L., several trees marked "X";

THENCE North 78-1/2 deg. East with Wilson's line, 425 vrs. to the Place of Beginning, containing 76 acres of land, more or less.

FOURTH TRACT:

BEING 118.137 acres of land, more or less, a part of the ANTONIO Y'BARBO SURVEY, A-327, out of a 206.7415 acre tract, and a part of the tract of land conveyed by W. J. Garrett to Jordan Barnes on December 12, 1913 by deed recorded in Volume 47, Page 475 of the Deed Records of San Augustine County, Texas, the said 118.137 acre tract of land being described as follows:

BEGINNING at an iron stake found on the East side of a public road at the projection of a fence line and being in the Northwest line of the Antonio Y'Barbo Survey;

THENCE South 46 deg. 11 min. 32 sec. West, along the said fence line and the N. W. B. L. of W. G. Sharp's tract of land, a distance of 3043.80 feet to a point for the corner, being the common corner of the said Sharp tract and a 110 acre tract owned by Earl McLemore;

THENCE South 76 deg. 11 min. West, along the said North line of the 110 acre tract, a distance of 358.11 feet to a point for corner, being the East corner of a 76 acre tract owned by Earl McLemore;

THENCE North 41 deg. 00 min. 23 sec. West, along the Northeast line of said 76 acre tract, a distance of 2531.60 feet to a 1/2" iron rod set for the corner, an 8" Pine, marked "X", bears North 41 deg. East, 7.3 feet and an 8" Pine, marked "Y", bears 78 deg. East, 18.7 feet;

THENCE North 81 deg. 56 min. 54 sec. East through the said 200.7 acre tract at 3580.37 feet, set a 1/2" iron rod on the West side of the aforesaid public road for a witness corner, a 6" Pine, marked "Y", bears 88 deg. East, 4.0 feet and at 4011.37 feet, total distance, to a point in the Northeast line of the Y'Barbo Survey;

THENCE South 39 deg. 53 min. East along the said Y'Barbo Survey and the Jake Dodd Survey, a distance of 364.56 feet to the Place of Beginning, containing 118.137 acres of land, more or less.

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

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

This document has been prepared from the information furnished to this Law Office by the Grantor and Grantee, and there has been no title search of any nature performed, including, but not limited to any determination of ownership or outstanding debts and liens on said property, nor has there been an investigation as to whether there are any delinquent taxes due on said property. Further, there has been no survey performed, and the legal description has been taken from the information furnished by the Grantor, and may or may not be sufficient.

WITNESS our hands this 11 day of November, 2016.

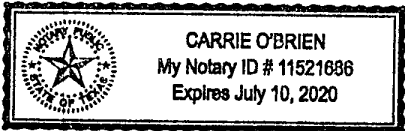
LONESOME DOVE CONSULTANTS, INC.

BY: Gary Russell
GARY RUSSELL, President

STATE OF TEXAS
COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority, on this day personally appeared GARY RUSSELL, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for LONESOME DOVE CONSULTANTS, INC. as President thereof, for the purposes and consideration therein expressed:

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 11 day of November, 2016.



Carrie O'Brien
NOTARY PUBLIC - STATE OF TEXAS

PREPARED BY:
DAVID E. ASH, ATTORNEY
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Phone: AC936/569-2828

AFTER RECORDATION, PLEASE RETURN TO:
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Texas Royalty Brokers

FILED AND RECORDED
REAL PROPERTY RECORDS
Nov 17 2016 10:10 AM
Document Number: 00059172
Amount: \$4.00
Carrie O'Brien, Notary
My Commission Expires 07/10/2020
NOTARY PUBLIC - STATE OF TEXAS