



70 2022 00455899

Instrument Number: 2022- 00455899

As

Recordings

Recorded On: December 09, 2022

Parties: CLUCK DAVID LEE

To

WANDEL JOHN P JR

Recorded By: GAC LAND & MINERALS

Comment: MINERAL DEED

Billable Pages:

3

Num Of Pages:

4

**** Examined and Charged as Follows: ****

Recordings 24.00

Recording Charge: 24.00

Texas Royalty Brokers

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

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

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CORPUS CHRISTI TX 78427

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YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

MINERAL DEED

STATE OF TEXAS

COUNTY OF LEON

KNOW ALL MEN BY THESE PRESENTS: That David Lee Cluck whose address is: 4920 Perceptive Way, Sacramento, California 95842 hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00 & OVC) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto John P. Wandel, Jr. whose address is: PO Box 60646, Corpus Christi, Texas 78466, hereinafter called Grantee (whether one or more) all of Grantor's undivided rights, titles, claims and interests in the Lands described herein, of any and every kind, nature and/or character, in and to all of the oil, gas, coal and other minerals, including without limitation, all of the oil royalty, gas royalty, overriding royalty, royalty in casinghead gas and gasoline in, on and under, that may be produced from the following described lands (the "Lands") situated in Leon County, State of Texas, to-wit:

187.00 acres, more or less, out of the R. K. Manning Survey, A-569, in Leon County, Texas and being the same land described in a Warranty Deed with Vendor's Lien dated January 20, 1983 from C.. Whatley and wife, Loudeen H. Whatley to Roy E. Reed, Sr. and wife, Audee Reed and Roy E. Reed, Jr., recorded in Volume 534, Page 843 of the Deed Records of Leon County, Texas.

Containing 187.00 acres, more or less, together with the right of ingress and egress at all times for the purpose of mining, drilling exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same there from with the right to remove from said land all of Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if the Grantee herein had been at the date of the making of said leases the owner of a similar undivided interest in and to the lands described and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

Grantor does hereby irrevocably appoint and constitute Grantee as its agent and attorney-in-fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective the rights herein granted, so that Grantee may act in my place and stead for this limited purpose only.

In the event Grantor is unable to deliver to Grantee marketable title to the Lands, in whole or in part, Grantor shall return to Grantee a sum equal to the proportionate amount paid to Grantor for the Lands that Grantor cannot deliver to Grantee pursuant to this Mineral Deed. Notwithstanding anything to the contrary, in the case of a title failure, Grantee shall retain all partial interests in the Lands that have marketable title.

TO HAVE AND TO HOLD the above described property and easement with all the singular the rights, privileges and appurtenances thereunder or any wise belonging to Grantee, his heirs, executors, administrators, successors and assigns forever, and Grantor does hereby bind itself and successors and assigns to warrant

and forever defend all and singular the said Lands unto Grantee, his heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date of the acknowledgment annexed hereto, to be effective for all purposes as of November 1, 2022.

Signature:



Printed Name: David Lee Cluck

Texas Royalty Brokers

Texas Royalty Brokers

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that

State of California

County of Sacramento

On November 3, 2022, before me, Windy Krueger,
 Notary Public, personally appeared David Lee Cluck

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE Windy Krueger

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Mineral DeedDocument Date: November 1, 2022 Number of Pages: 3 (including signature page)Signer(s) Other than Named Above: NA