



70 2023 00457065

Instrument Number: 2023- 00457065

As

Recordings

Recorded On: February 02, 2023

Parties: F & B MINERAL PARTNERS LP

To

F & B MINERAL MANAGEMENT LLC

Recorded By: GAC LAND & MINERALS

Comment: MINERAL DEED

Billable Pages:

2

Num Of Pages:

3

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

Recordings 20.00

Recording Charge: 20.00

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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GAC LAND & MINERALS

PO BOX 270086

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CORPUS CHRISTI TX 78427

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### MINERAL DEED

STATE OF TEXAS       §  
                                  §  
COUNTY OF LEON     §

KNOW ALL MEN BY THESE PRESENTS: That F&B Mineral Partners, L.P., a Texas limited partnership, whose address is: 225 West 80<sup>th</sup> Street, Room 2B, New York, NY 10024, 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 F&B Mineral Management LLC, a Texas limited liability company 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:

**FIRST TRACT:** 782.95 acres of land, more or less, situated in the Pedro Pereire, Jose De Jesus and Mariano Grande XI Leagues Survey, A-17 in Leon County, Texas and being the same land described in five (5) tracts in that certain Mineral Deed dated August 16, 1951 from Darwin S. Fenner to A.C. Beane, Jr., et al, and recorded in Volume 192, Page 253 of the Deed Records of Leon County, Texas.

**SECOND TRACT:** 27.75 acres of land, more or less, situated in the M. L. Kinnard Survey, A-469 in Leon County, Texas and being the same land described in that certain Deed dated December 30, 1945 from Charles E. Fenner to Marion Noey and recorded in Volume 147, Page 520 of the Deed Records of Leon County, Texas.

Containing 810.70 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.

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 interests in the Lands herein conveyed unto Grantee, his heirs, executors, administrators, successors and assigns, against every person whomsoever lawfully claiming the same or any part thereof, by through, or under Grantor, but not otherwise.

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 July 1, 2022.

Printed Name: F&B MINERAL PARTNERS, L.P.  
a Texas limited partnership

By: A. R. Walker and Company, Inc., its general partner

By: \_\_\_\_\_

George H. Beane, President

Acknowledgement

STATE OF New York §  
COUNTY OF New York §

The foregoing instrument was acknowledged before me this 18 day of January, 2023, by George H. Beane, President of A. R. Walker and Company, Inc., general partner of F&B Mineral Partners, L.P., a Texas limited partnership, on behalf partnership.

Notary Public in and for the State of New York

Aleksei Kudriavtcev  
Notary Public, State of New York  
Reg. No. 01KU6431557  
Qualified in New York County  
Commission Expires 04/11/2026



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