



70 2023 00456691

Instrument Number: 2023- 00456691

As

Recordings

Recorded On: January 11, 2023

Parties: CRYAR HERBERT B JR ET AL

To

WANDEL JOHN P JR

Recorded By: GRANT A CORCORAN - GAC LAND & MINERALS

Comment: MINERAL DEED

Billable Pages:

5

Num Of Pages:

6

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

Recordings 32.00

Recording Charge: 32.00

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

File Information:

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Record and Return To:

GRANT A CORCORAN - GAC LAND & MINERALS

PO BOX 270086

MAILED 1-12-23

CORPUS CHRISTI TX 78427

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,
YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION
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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 **Herbert B. Cryar, Jr.** whose address is: **2102 Landscape Way, Richmond, Texas 77406**, **George R. Cryar** whose address is: **13603 Cannady Court, Houston, Texas 77069**, and **Katrina Husmann** whose address is: **1835 Candlelight Place Drive, Houston, Texas 77018** 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) **fifty-percent (50.00%)** 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:

TRACT ONE: 40.00 acres of land, more or less, out of the J. W. Hallett Survey, A-342, Leon County, Texas and being the same land described in a Deed dated July 2, 1992, from Donald Strack and wife, Claudia Strack to William Henry Jones, Sr., and wife, Margie C. Jones, recorded in Volume 827, Page 489 of the Official Records of Leon County, Texas;

TRACT TWO: 61.08 acres of land, more or less, out of the J. W. Hallett Survey, A-342, Leon County, Texas, as described in that certain Deed dated February 28, 1979 from Herbert B. Cryar and wife, Vivian Cryar, to Alan McAnelly and Gary W. Grant, recorded at Volume 460, Page 102 of the Deed Records of Leon County, Texas;

TRACT THREE: 201.51 acres of land, more or less, in Five Tracts being a part of the J. W. Hallett Survey, A-342 and W. G. Lee Survey, A-1318, Leon County, Texas, being described as First Tract, Second Tract, Third Tract, Fourth Tract, Fifth Tract, in that certain Warranty Deed dated May 15, 1983 from Herbert B. Cryar, Individually and as Independent Executor of the Estate of Vivian M. Cryar, deceased, to Donald C. Strack and wife, Claudia E. Strack, recorded at Volume 541, Page 46 of the Deed Records of Leon County, Texas;

TRACT FOUR: 92.20 acres of land, more or less, out of the J. W. Hallett Survey, A-342, and the W. G. Lee Survey, A-1318, Leon County, Texas, as described in that certain Deed dated April 28, 1995 from Herbert B. Cryar Family Trust, by Herbert B. Cryar, Jr., Successor Trustee to William H. Jones and wife, Margie Jones, recorded at Volume 902, Page 356 of the Deed Records of Leon County, Texas.

TRACT FIVE: 16.72 acres of land, more or less, out of the W. G. Lee Survey, A-1318, Leon County, Texas, as described in that certain Deed dated September 9, 1995 from the Herbert B. Cryar Family Trust, to Henry Mitchell and wife, Lucy Mitchell, recorded at Volume 913, Page 417 of the Official Records of Leon County, Texas.

TRACT SIX: 523.672 acres of land, more or less, out of the J. W. Hallett Survey, A-342, T.C.R.R. Survey, A-1147, and the W. G. Lee Survey, A-1318, Leon County, Texas, as described in that certain Deed dated January 20, 1996 from the Herbert Cryar Family Trust, to Transworld Logistics, Inc., recorded in Volume 928, Page 318 of the Official Records of Leon County, Texas.

TRACT SEVEN: 79.43 acres of land, more or less, out of the J. W. Hallett Survey, A-342, and the W. G. Lee Survey, A-1318, Leon County, Texas, as described in that certain Deed dated June 17, 1995 from the Herbert B. Cryar Family Trust, to Nicholas Kovacevich and wife, Deborah Kovacevich, recorded in Volume 907, Page 458 of the Official Records of Leon County, Texas.

TRACT EIGHT: 7.757 acres of land, more or less, out of the J. W. Hallett Survey, A-342, Leon County, Texas, as described in those two (2) certain Road ROW Easements recorded in Volume 426, Page 337 and Volume 337, Page 851 of the Deed Records of Leon County, Texas.

TRACT NINE: 19.07 acres of land, more or less, a part of the W. G. Lee Survey, A-1318, Leon County, Texas and being the same land described as Second Tract in that certain Warranty

**Deed dated January 18, 1969 from Ralph K. Logan to Herbert C. Cryar, recorded in Volume 353,
Page 211 of the Deed Records of Leon County, Texas.**

Containing 1,041.439 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.

This Mineral Deed may be executed by the parties hereto in counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument.

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

Signature Page to Follow

Texas Royalty Brokers

Signature Page to Mineral Deed

from Herbert B. Cryar, Jr., George R. Cryar, and Katrina Husmann, ("Grantor"), and John P. Wandel, Jr., ("Grantee"), dated November 1, 2022.

Signature: _____

Herbert B. Cryar Jr.Printed Name: Herbert Cryar, Jr.

Signature: _____

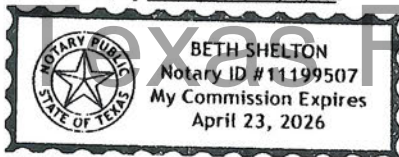
Printed Name: George R. Cryar

Signature: _____

Printed Name: Katrina Husmann**Acknowledgement**

STATE OF Texas §
COUNTY OF H. Bend §

The foregoing instrument was acknowledged before me this 9 day of December, 2022, by Herbert B. Cryar, Jr.



Notary Public in and for the State of Texas
Beth Shelton

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by George R. Cryar.

Notary Public in and for the State of _____

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Katrina Husmann.

Notary Public in and for the State of _____

Signature Page to Mineral Deed

from Herbert B. Cryar, Jr., George R. Cryar, and Katrina Husmann, ("Grantor"), and John P. Wandel, Jr., ("Grantee"), dated November 1, 2022.

Signature: _____

Printed Name: Herbert Cryar, Jr.

Signature: _____

Printed Name: George R. Cryar

Signature: _____

Printed Name: Katrina Husmann

Acknowledgement

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Herbert B. Cryar, Jr.

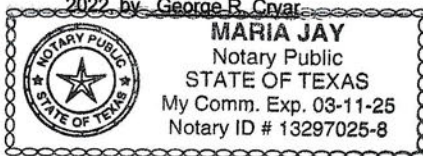
Notary Public in and for the State of _____

Acknowledgement

STATE OF TX §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 9 day of December, 2022, by George R. Cryar



Notary Public in and for the State of TX

Acknowledgement

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Katrina Husmann.

Notary Public in and for the State of _____

Signature Page to Mineral Deed

from Herbert B. Cryar, Jr., George R. Cryar, and Katrina Husmann, ("Grantor"), and John P. Wandel, Jr., ("Grantee"), dated November 1, 2022.

Signature: _____

Printed Name: Herbert Cryar, Jr.

Signature: _____

Printed Name: George R. Cryar

Signature: Katrina Husmann

Printed Name: Katrina Husmann

Acknowledgement

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by Herbert B. Cryar, Jr.

Notary Public in and for the State of _____

Acknowledgement

STATE OF _____ §

COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by George R. Cryar.

Notary Public in and for the State of _____

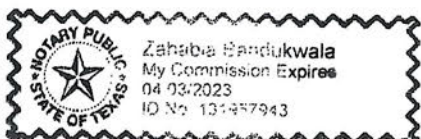
Acknowledgement

STATE OF Texas §

COUNTY OF Harris §

The foregoing instrument was acknowledged before me this 9th day of Dec, 2022, by Katrina Husmann.

Notary Public in and for the State of Texas



[Signature]

