



70 2022 00450698

Instrument Number: 2022- 00450698

As

Recordings

Recorded On: May 05, 2022

Parties: MOSBY MARGARET ANN DIVELBISS NKA

To

WANDEL JOHN P JR

Recorded By: GAC LAND & MINERALS

Billable Pages: 2

Num Of Pages: 3

Comment: MINERAL DEED

\*\* 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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### MINERAL DEED

STATE OF TEXAS       §  
                                     §  
COUNTY OF LEON     §

KNOW ALL MEN BY THESE PRESENTS: That Margaret Ann Divilbiss Mosby, n/k/a Margaret Ann Mosby, dealing in her sole and separate property whose address is: 14322 Burgoyne, Houston, Texas 77077, 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, do 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:

Tract One: 147 acres of land, more or less, consisting of 139 acres situated in the A.W. Cooke Survey, A-159, and an 8 acre tract in the Robert Rogers Survey, A-718, Leon County, Texas, being the same land described in that certain Deed dated October 30, 1896, from T.L. Haydon to W.W. Haydon, recorded in Volume 7, Page 277 of the Deed Records of Leon County, Texas.

Tract Two: 236 acres of land, more or less, situated in the A.W. Cooke Survey, A-159, Leon County, Texas, being the same land described in that certain Deed dated January 19, 1899 from M.J. Carrington to W.W. Haydon, recorded in Volume 7, Page 518 of the Deed Records of Leon County, Texas.

Containing 383.00 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 have executed this instrument on the dates of the acknowledgments annexed hereto, to be effective for all purposes as of March 1, 2022.

Signature: Margaret Ann Divilbiss Mosby

Printed Name: Margaret Ann Divilbiss Mosby, n/k/a Margaret Ann Mosby  
dealing in her sole and separate property

Acknowledgements

STATE OF Texas §  
COUNTY OF Harris §

The foregoing instrument was acknowledged before me this 30th day of April, 2022, by Margaret Ann Divelbiss Mosby, n/k/a/ Margaret Ann Mosby dealing in her sole and separate property.

Notary Public in and for the State of Texas



Laurie Gantt

Texas Royalty Brokers

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