



70 2023 00456694

Instrument Number: 2023- 00456694

As

Recorded On: January 11, 2023

Recordings

Parties: MEADOWS ARLENE MICHELLE ET AL

To

WANDEL JOHN P JR

Billable Pages:

3

Recorded By: GRANT A CORCORAN - GAC LAND & MINERALS

Num Of Pages:

4

Comment: MINERAL DEED

**** 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

File Information:

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GRANT A CORCORAN - GAC LAND & MINERALS

PO BOX 270086

MAILED 1-12-23

CORPUS CHRISTI TX 78427

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MINERAL DEED

STATE OF TEXAS §
 §
COUNTY OF LEON §

KNOW ALL MEN BY THESE PRESENTS: That Arlene Michelle Meadows, Debra Lynne Dvorak, and Steven Artis Meadows whose address is: c/o Ruth Meadows Lockhart, 2001 Espinosa Drive, Carrollton, Texas 75010, 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 Grantors undivided interest in and to 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:

22.6396 acres of land, more or less, out of and a part of the T. C. R. R. Company Survey, A-1318, Leon County, Texas and being the same land described in that certain General Warranty Deed dated June 6, 1974, from Walter Ray Meadows to Artis Coye Meadows, recorded in Volume 397, Page 551 of the Deed Records of Leon County, Texas.

78.5 acres of land, more or less, a part of the John Smith 160 acre Survey, A-864, Leon County, Texas, and being the same land described in that certain Warranty Deed dated June 6, 1974, from W. R. Meadows to Artis Coye Meadows, recorded at Volume 397, Page 548 of the Deed Records of Leon County, Texas.

Containing 101.1396 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 leases insofar as they cover 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 said Lands by, through or under acts of Grantor 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

Signature Page to Mineral Deed

from Arlene Michelle Meadows, Debra Lynne Dvorak, and Steven Artis Meadows, ("Grantor"), and
John P. Wandel, Jr., ("Grantee"), dated November 1, 2022.

Signature: _____

Printed Name: Arlene Michelle Meadows.

Signature: _____

Printed Name: Debra Lynn Dvorak

Signature: _____

Printed Name: Steven Artis Meadows

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____,
2023, by Arlene Michelle Meadows.

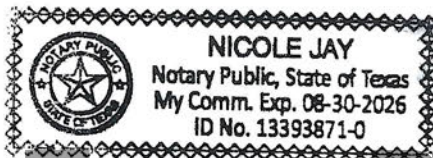
Notary Public in and for the State of _____

Acknowledgement

STATE OF Texas §
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me this 06 day of January,
2023, by Debra Lynne Dvorak.

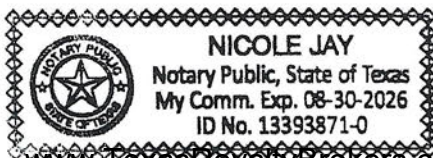
Notary Public in and for the State of Texas

**Acknowledgement**

STATE OF Texas §
COUNTY OF Tarrant §

The foregoing instrument was acknowledged before me this 06 day of January,
2023, by Steven Artis Meadows.

Notary Public in and for the State of Texas



Signature Page to Mineral Deed

from Arlene Michelle Meadows, Debra Lynne Dvorak, and Steven Artis Meadows, ("Grantor"), and
John P. Wandel, Jr., ("Grantee"), dated November 1, 2022.

Signature: _____

Arlene MeadowsPrinted Name: Arlene Michelle Meadows.

Signature: _____

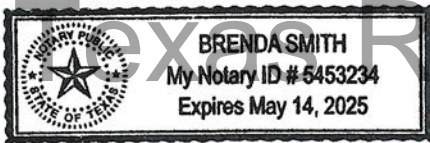
Printed Name: Debra Lynn Dvorak

Signature: _____

Printed Name: Steven Artis Meadows**Acknowledgement**

STATE OF Texas §
COUNTY OF Dallas §

The foregoing instrument was acknowledged before me this 6th day of January,
2023, by Arlene Michelle Meadows.

Notary Public in and for the State of TexasBrenda Smith**Acknowledgement**

STATE OF _____ §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____,
2023, by Debra Lynne Dvorak.

Notary Public in and for the State of _____

Acknowledgement

STATE OF _____ §
COUNTY OF _____ §

The foregoing instrument was acknowledged before me this _____ day of _____,
2023, by Steven Artis Meadows.

Notary Public in and for the State of _____