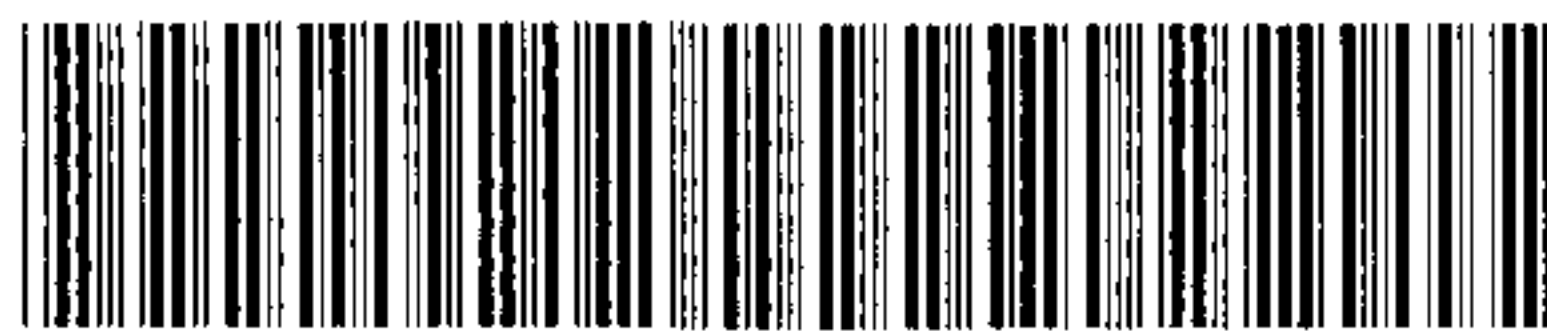


Leon County  
Christie Wakefield  
Leon County Clerk  
Centerville, Texas 75833



70 2023 00457759

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**Instrument Number: 2023- 00457759**

As

**Recorded On: March 03, 2023****Recordings****Parties: VAUGHAN JOHN HEATH JR ET AL****To****WANDEL JOHN P JR****Billable Pages: 38****Recorded By: GAC LAND & MINERALS****Num Of Pages: 39****Comment: MINERAL DEED**

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

Recordings 164.00

Recording Charge: 164.00

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**\*\* 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:**

Document Number: 2023- 00457759

Receipt Number: 176631

Recorded Date/Time: March 03, 2023 03:32:05P

Book-Vol/Pg: Bk-OR VI-1931 Pg-507

**Record and Return To:**

GAC LAND &amp; MINERALS

PO BOX 270086

MAILED 3-6-23

CORPUS CHRISTI TX 78427

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**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,  
YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION  
FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:  
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 John Heath Vaughan, Jr. whose address is: 5501 Broad Branch Rd. NW, Washington, DC 20015 , David Hunter Vaughan whose address is: 27 Holly Oak, Littleton, CO 80127 , David Michael Elizondo whose address is: 7860 Forrestal Road, San Diego, CA 92120 , John C. O'Neal and Nancy V. O'Neal as Co-Trustees of The O'Neal Family Trust whose address is: 1001 Genter Street, Unit 1F, La Jolla, CA 92037 , Michael Gavin Traylor Larus whose address is: PO Box 502, Saluda, VA 23149 , Brockenbrough Lamb Larus whose address is: 1304 Asbury Road, Richmond, VA 23229 , Anne Larus Hardwick whose address is: 2200 River Road West, Maidens, VA 23102 , Preston Boulware Larus whose address is: 9824 46<sup>th</sup> Avenue West, Bradenton, FL 34210 , Janie Larus McShane whose address is: PO Box 1497, Mathews, VA 23109 , Estelle Munford Call whose address is: 509 St. Albans Way, Richmond, VA 23229 , Sarah Brockenbrough Munford whose address is: 2447 Walker Circle, Sarasota, FL 34234 , Janie Bayliss Reed whose address is: PO Box 222785, Christiansted, VI 00822 , Catherine Bayliss Branch whose address is: 3725 Blue Lake Drive, Henrico, VA 23063 , Courtenay Palmer whose address is: 311 Greenway Lane, Richmond, VA 23226 , Mary Curry whose address is: 222 Tinakori Road, Thorndon, Wellington, 6011, New Zealand , and Katherine Bowles whose address is: 422 East Main Street, Richmond, VA 23219 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:

229.46 acres of land, out of the Leroy Boulware Survey, A-120, and A-121 and the David Wilson Survey, A-906, Leon County, Texas and being the same land described in a Special Warranty Deed dated January 30, 2003 from the Estate of Janie B. Lamb, Deceased to Michael D. McKinney, recorded in Volume 1133, Page 135 of the Official Records of Leon County, Texas.

Containing 229.46 acres, 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.

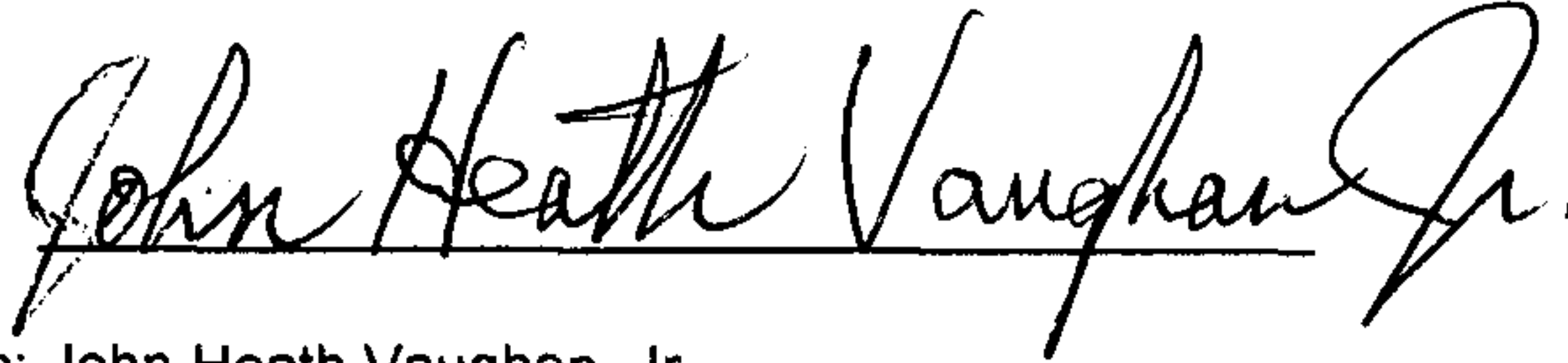
IN WITNESS WHEREOF, the undersigned has executed this instrument on the date of the acknowledgments annexed hereto, to be effective for all purposes as of December 1, 2022.

**Signature Page to Follow**

**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_



Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus



**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus

**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus

**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles



**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

*[Faint, illegible text]*

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: *Michael Gavin Traylor Larus*

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: Preston Boulware Larus

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 229.46 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

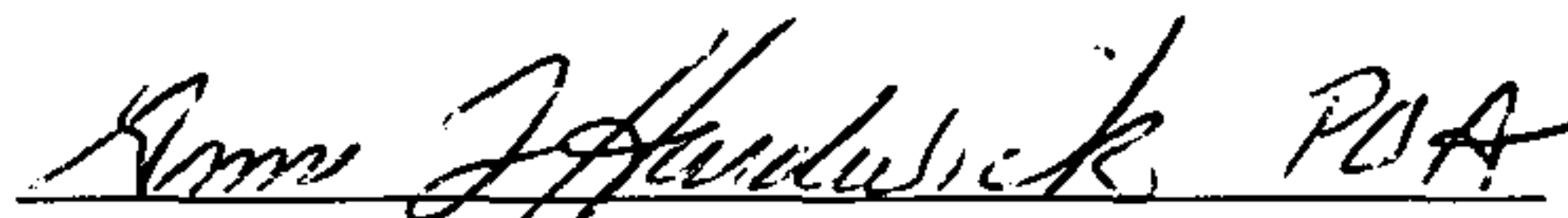
Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

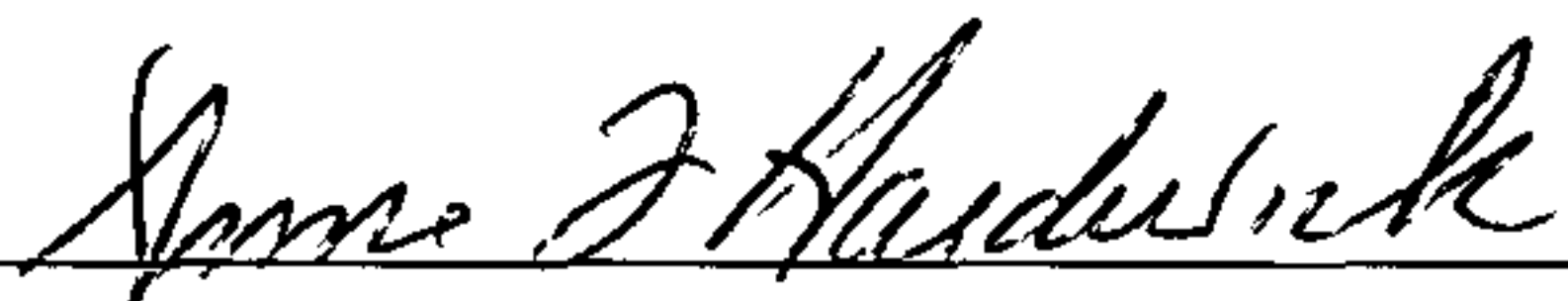
Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature:  POA

Printed Name: Brockenbrough Lamb Larus

Signature: 

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

10 February 2023

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

10 February 2023

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles



**Signature Page (s) to Mineral Deed**

Dated the 1st Day of December, 2022, by and between John Heath Vaughan, Jr., et al. ("Seller"), and John P. Wandel, Jr. ("Buyer"), covering lands consisting of 260.00 gross acres in Leon County, Texas.

Signature: \_\_\_\_\_

Printed Name: John Heath Vaughan, Jr.

Signature: \_\_\_\_\_

Printed Name: David Hunter Vaughan

Signature: \_\_\_\_\_

Printed Name: David Michael Elizondo

Signature: \_\_\_\_\_

Printed Name: John C. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust

Signature: \_\_\_\_\_

Printed Name: Michael Gavin Traylor Larus, Jr.

Signature: \_\_\_\_\_

Printed Name: Brockenbrough Lamb Larus

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: Estelle M. Call

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature:

*Sarah Brockenbrough Munford*

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: Janie Bayliss Reed

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: Cathie Bayliss Branch

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles



Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_


Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature:  \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature: \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

Printed Name: Katherine Bowles

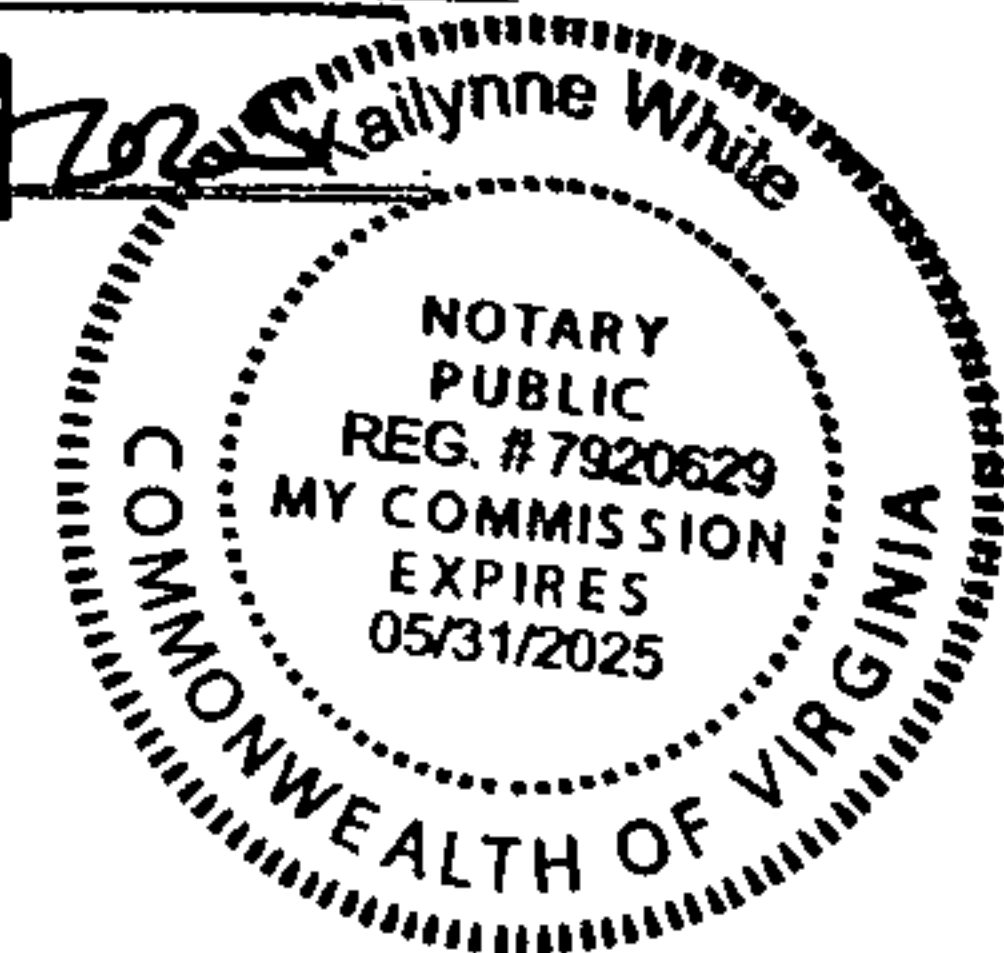
County/City of Henrico  
Commonwealth/State of Virginia

The foregoing instrument was acknowledged  
before me this 10th day of February  
2023 by

Courtenay Lewis Palmer  
(name of person seeking acknowledgement)

Notary Public

My Commission Expires: 5/31/2025 Kailynne White



Signature: \_\_\_\_\_

Printed Name: Anne Larus Hardwick

Signature: \_\_\_\_\_

Printed Name: Preston Boulware Larus

Signature: \_\_\_\_\_

Printed Name: Janie Larus McShane

Signature: \_\_\_\_\_

Printed Name: Estelle Munford Call

Signature: \_\_\_\_\_

Printed Name: Sarah Brockenbrough Munford

Signature: \_\_\_\_\_

Printed Name: Janie Bayliss Reed

Signature: \_\_\_\_\_

Printed Name: Catherine Bayliss Branch

Signature: \_\_\_\_\_

Printed Name: Courtenay Palmer

Signature:  \_\_\_\_\_

Printed Name: Mary Curry

Signature: \_\_\_\_\_

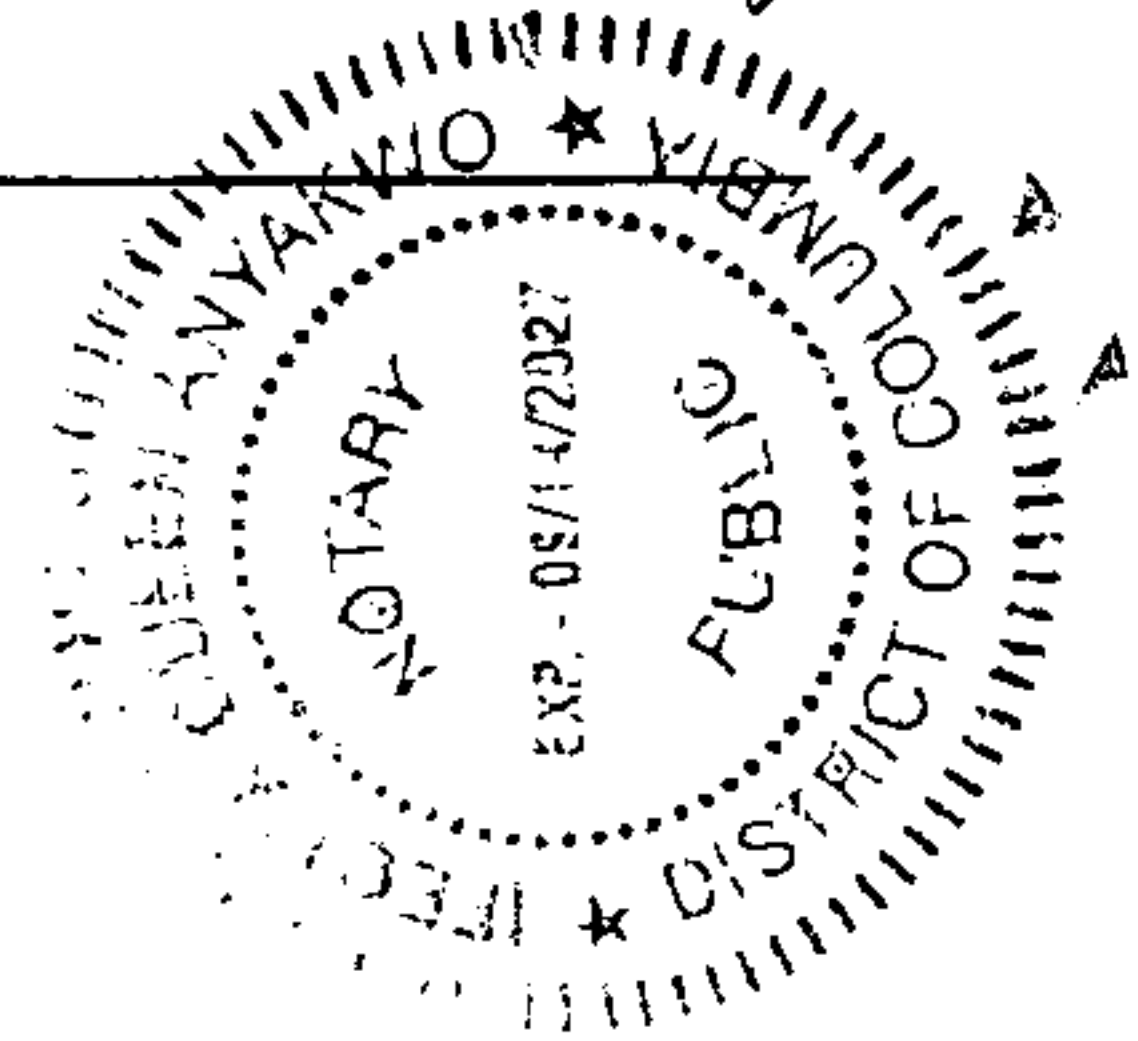
Printed Name: Katherine Bowles

**Acknowledgements**

STATE OF District of Columbia §  
COUNTY OF Washington §

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January,  
2023, by John Heath Vaughan, Jr.

Notary Public in and for the State of District of Columbia  
Iferma Anyalero



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by David Hunter Vaughan.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by David Michael Elizondo.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

Acknowledgements

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

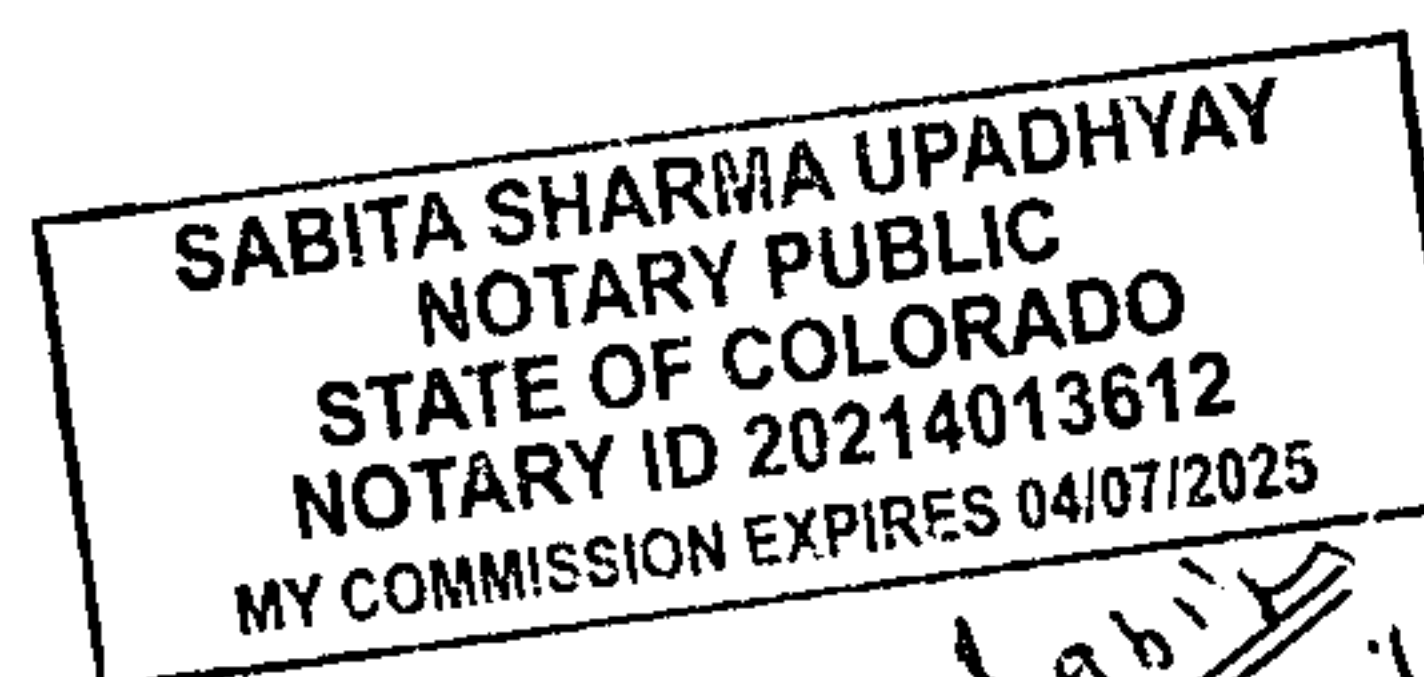
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by John Heath Vaughan, Jr.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF Colorado §  
COUNTY OF Jefferson §

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of Feb, 2023, by David Hunter Vaughan.

Notary Public in and for the State of Sabita Upadhyay,  
Colorado



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by David Michael Elizondo.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

*Sabita*  
*02-6-2023*

Acknowledgements

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by John Heath Vaughan, Jr.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by David Hunter Vaughan.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF CA §  
COUNTY OF San Diego §

The foregoing instrument was acknowledged before me this 1 day of Feb,  
2023, by David Michael Elizondo.

Notary Public in and for the State of CA  
Amanda Sanchez  
\* see attached for Seal



## ACKNOWLEDGMENT

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 document.

State of California  
County of San Diego

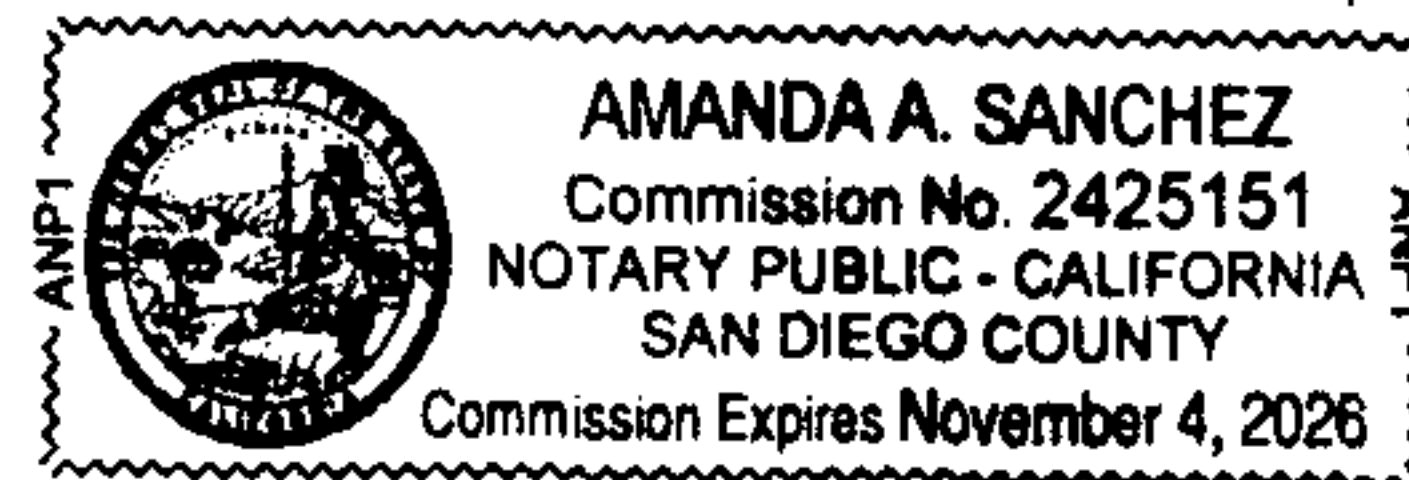
On Feb 1, 2023 before me, Amanda A Sanchez  
(insert name and title of the officer)

personally appeared David Michael Elizondo  
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 the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

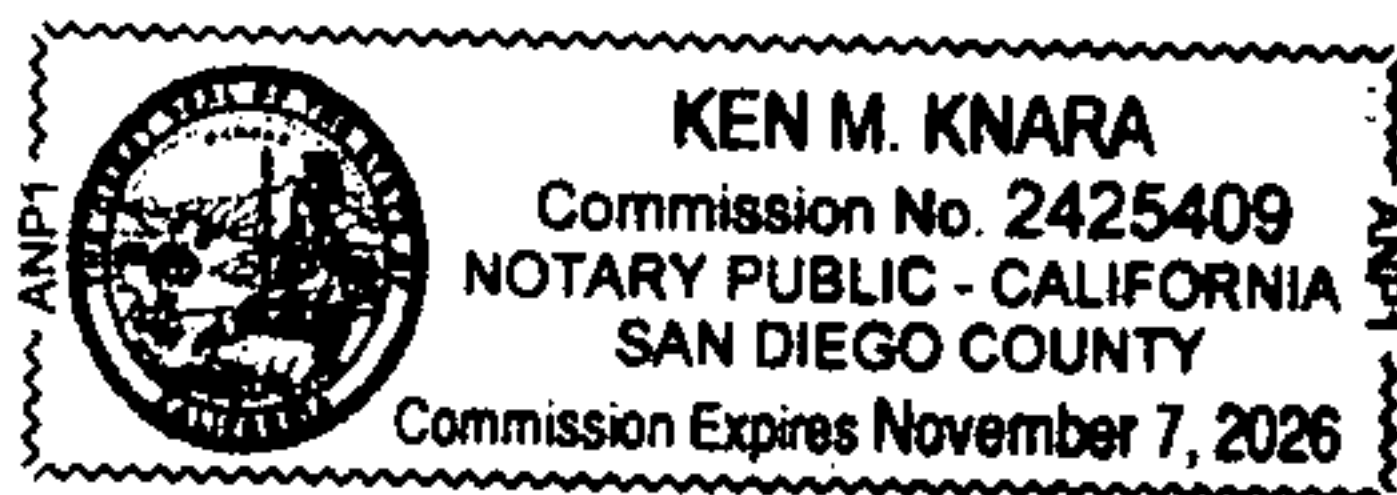
Signature Amanda Sanchez (Seal)



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 document.

STATE OF CA §  
COUNTY OF SD §

The foregoing instrument was acknowledged before me this 19 day of January, 2023, by John C. O'Neal, Co-Trustee of The O'Neal Family Trust.

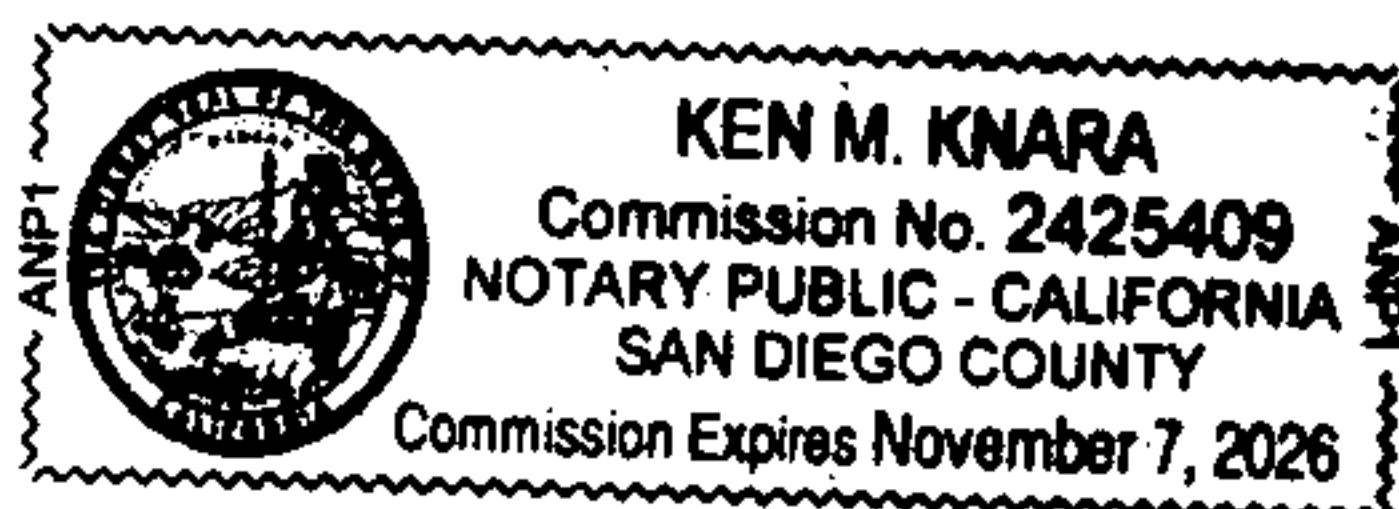


Notary Public in and for the State of CA  
Ken M Knara

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 document.

STATE OF CA §  
COUNTY OF SD §

The foregoing instrument was acknowledged before me this 19 day of January, 2023, by Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust.



Notary Public in and for the State of CA  
Ken M Knara

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Michael Gavin Traylor Larus, Jr.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
 My commission expires on \_\_\_\_\_  
Acknowledgements

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by John Heath Vaughan, Jr.

Notary Public in and for the State of \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Notary Public in and for the State of \_\_\_\_\_  
 My commission expires on \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by David Hunter Vaughan.

Notary Public in and for the State of \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
 COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by David Michael Elizondo.

Notary Public in and for the State of \_\_\_\_\_  
 \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by John C. O'Neal, Co-Trustee of The O'Neal Family Trust.

Notary Public in and for the State of \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

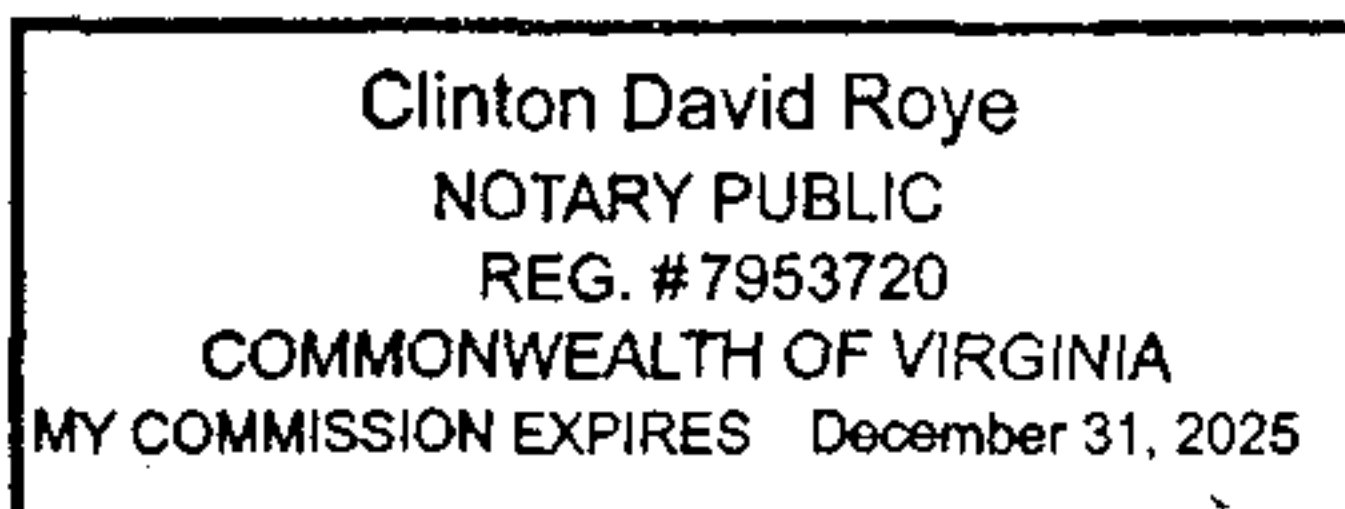
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Nancy V. O'Neal, Co-Trustee of The O'Neal Family Trust.

Notary Public in and for the State of \_\_\_\_\_

STATE OF Virginia §  
COUNTY OF Glooucester §

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of February, 2023, by Michael Gavin Traylor Larus, Jr.

Notary Public in and for the State of Virginia  
Clinton D. Roye



Acknowledgements

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by John Heath Vaughan, Jr.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by David Hunter Vaughan.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by David Michael Elizondo.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Brockenbrough Lamb Larus.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

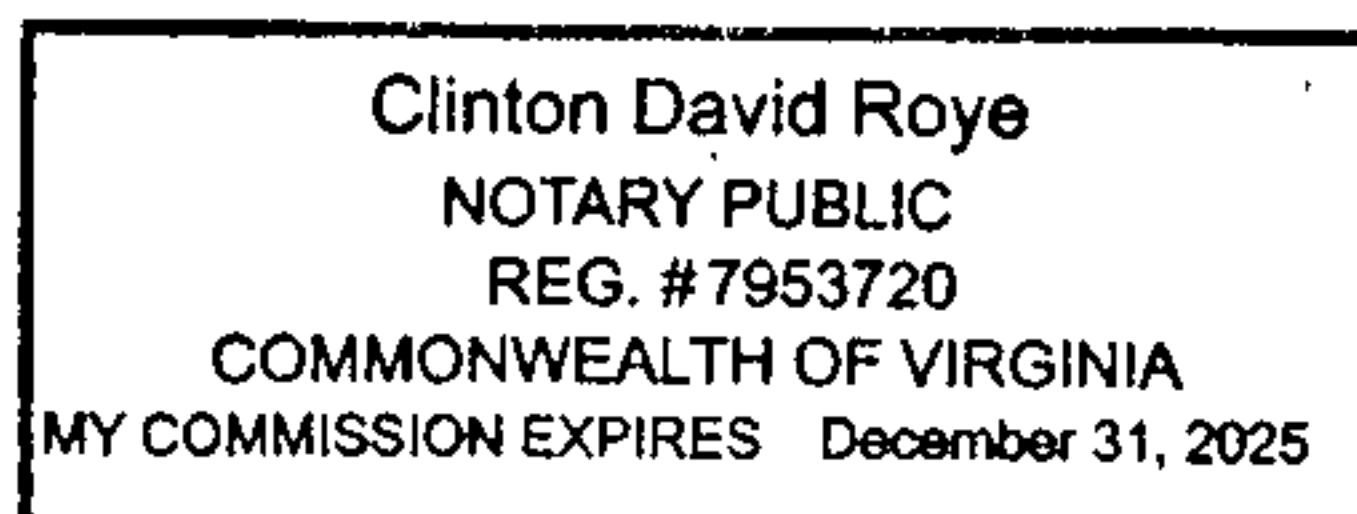
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Anne Larus Hardwick.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF Virginia §  
COUNTY OF Gloucester §

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of February, 2023  
2023, by Preston Boulware Larus.

Notary Public in and for the State of Virginia  
Clinton D. Roye



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Janie Larus McShane.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Estelle Munford Call.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

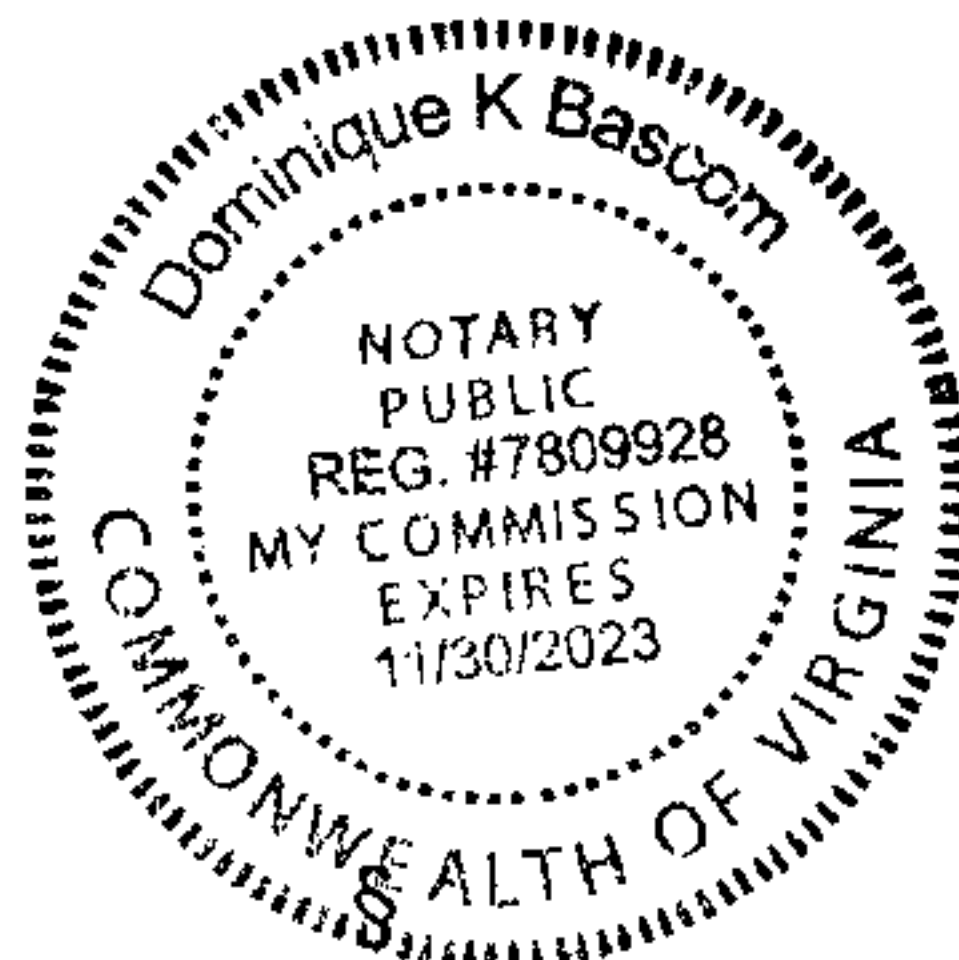
STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Sarah Brockenbrough Munford.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF VA §  
COUNTY OF Hennico §

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2023, by Brockenbrough Lamb Larus.

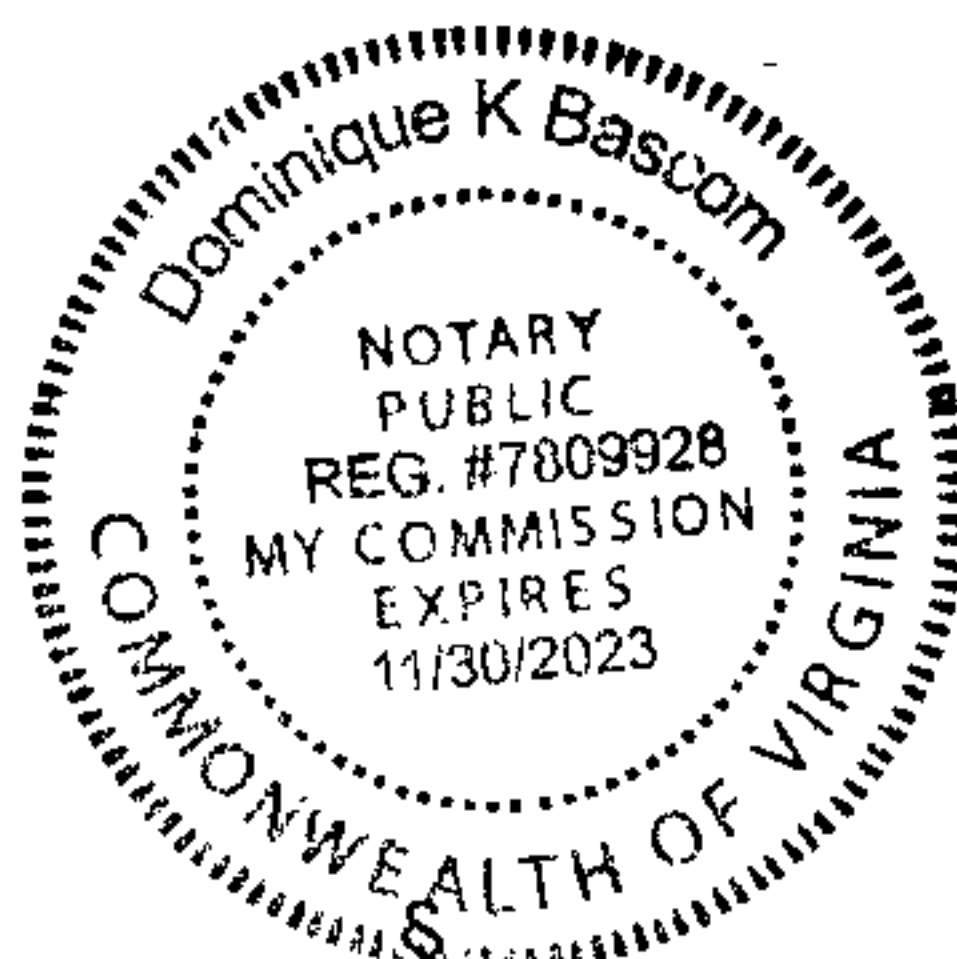


Notary Public in and for the State of VA

[Signature]  
Dominique Bascom, Notary Public

STATE OF VA §  
COUNTY OF Hennico §

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2023, by Anne Larus Hardwick.



Notary Public in and for the State of VA

[Signature]  
Dominique Bascom, Notary Public

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Preston Boulware Larus.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Janie Larus McShane.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Estelle Munford Call.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Sarah Brockenbrough Munford.

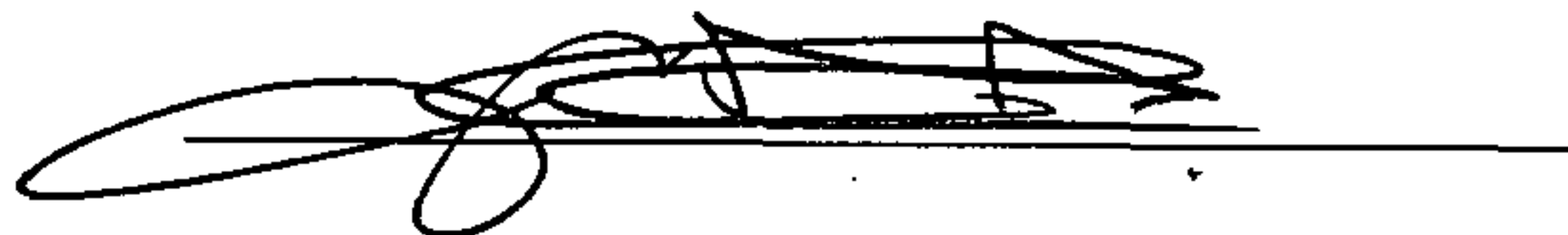
Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF New York §  
COUNTY OF New York §

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Feb., 2023,  
2023, by Janie Larus McShane.

Notary Public in and for the State of New York.

RANDY D INNOCENT  
Notary Public, State of New York  
No. 01IN6287683  
Qualified in Queens County  
Commission Expires August 19, 2025-



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Estelle Munford Call.

Notary Public in and for the State of \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Sarah Brockenbrough Munford.

Notary Public in and for the State of \_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Brockenbrough Lamb Larus.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Anne Larus Hardwick.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Preston Boulware Larus.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

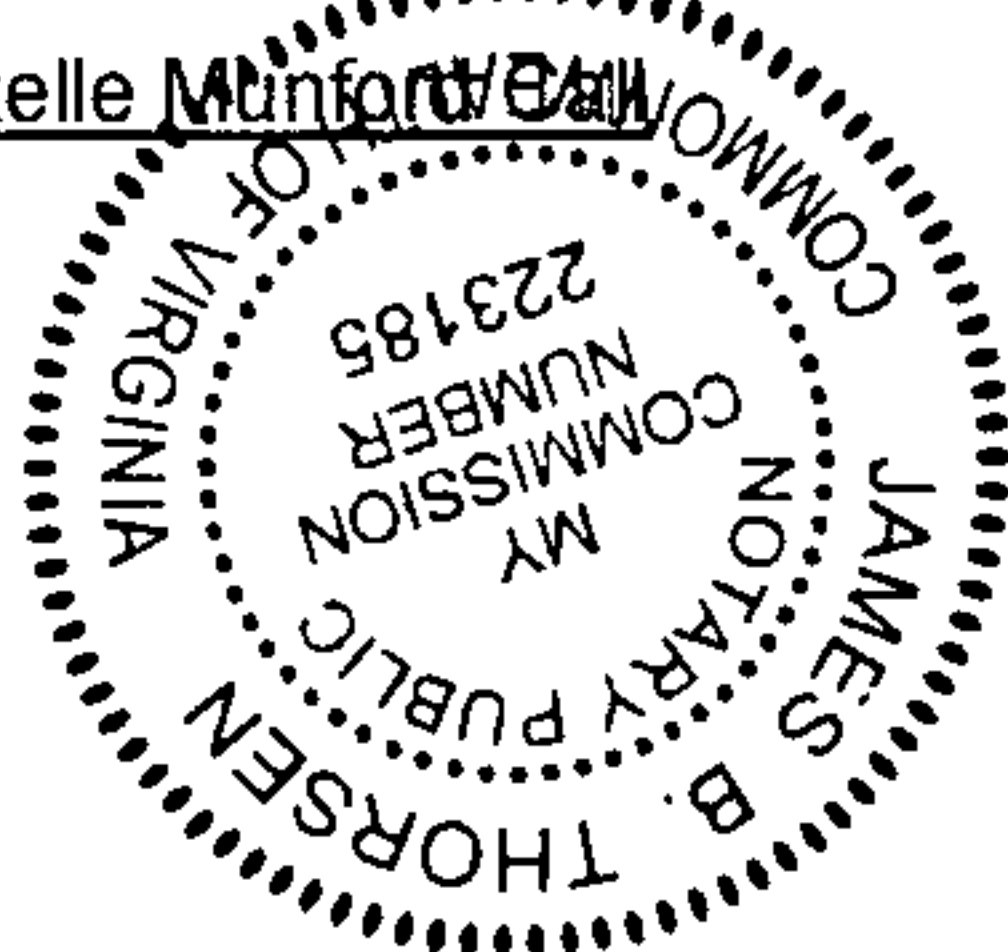
STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Janie Larus McShane.

Notary Public in and for the State of \_\_\_\_\_

*Commonwealth of Virginia*  
STATE OF Virginia §  
*City of Richmond*  
COUNTY OF Richmond §

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January,  
2023, by Estelle Munford



Notary Public in and for the *Comm.* State of Virginia

James B. Thorsen  
*my commission expires: 1/31/2026*  
James B. Thorsen

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Sarah Brockenbrough Munford.

Notary Public in and for the State of \_\_\_\_\_



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Janie Larus McShane.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

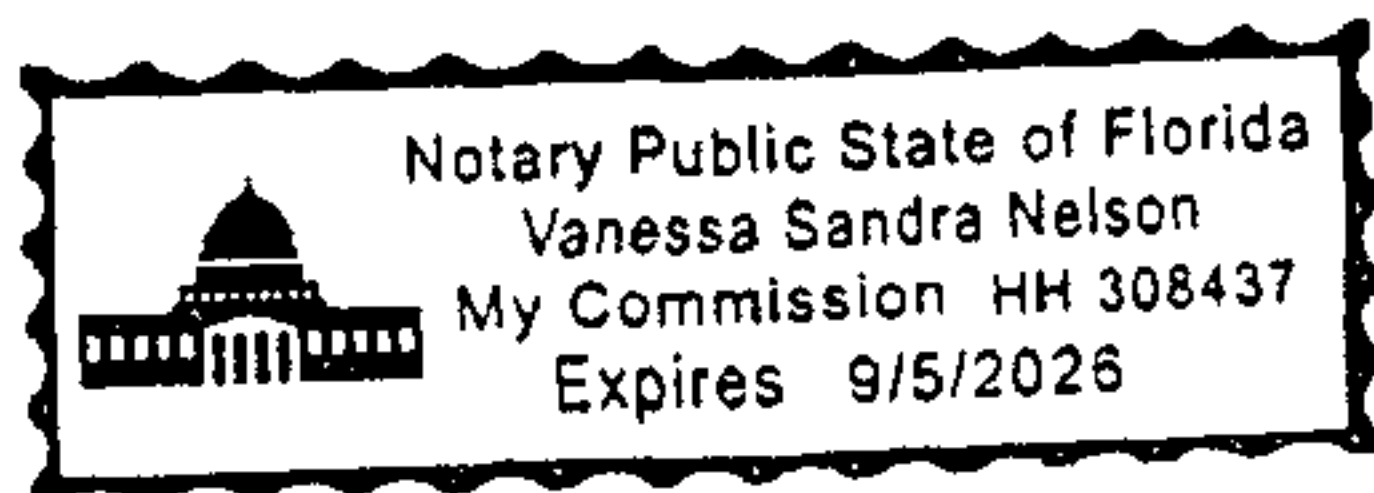
STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Estelle Munford Call.

Notary Public in and for the State of \_\_\_\_\_  
\_\_\_\_\_

STATE OF Florida §  
COUNTY OF Sarasota §

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of January,  
2023, by Sarah Brockenbrough Munford.



Notary Public in and for the State of Florida  
[Signature]

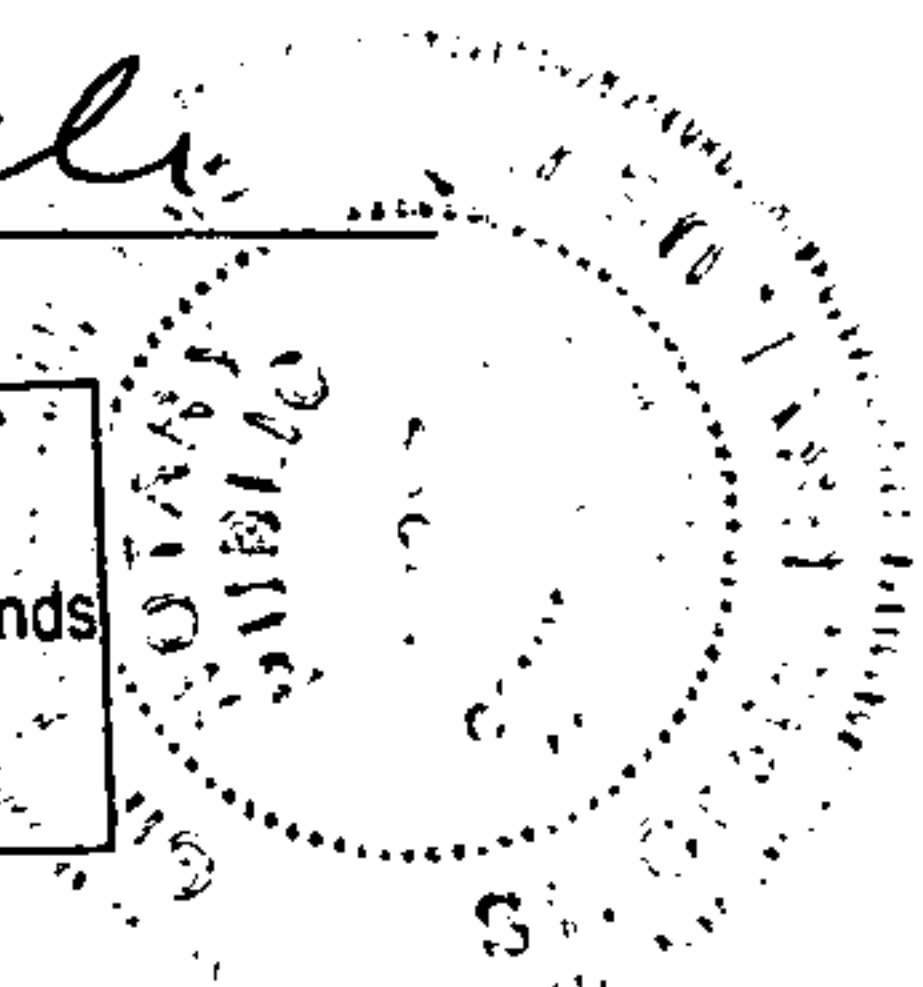
STATE OF USVI §  
COUNTY OF St. Croix §

The foregoing instrument was acknowledged before me this 23 day of January, 2023, by Janie Bayliss Reed.

Notary Public in and for the State of USVI

*[Signature]*

GINETTE WILLIAMS  
Notary Public  
St. Croix, U.S. Virgin Islands, U.S. Virgin Islands  
NP-307-20  
My Commission Expires March 18, 2024



STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Catherine Bayliss Branch.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Courtenay Palmer.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_

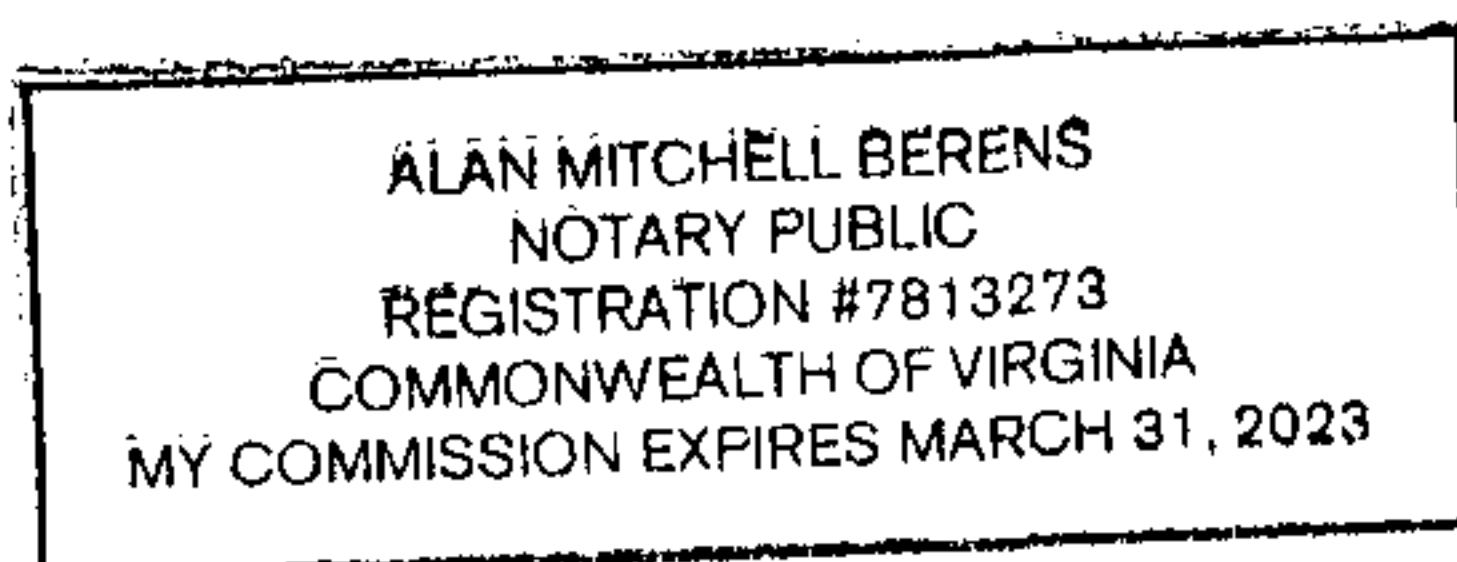
STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Janie Bayliss Reed.

Notary Public in and for the State of \_\_\_\_\_

STATE OF Virginia §  
COUNTY OF Henrico §

The foregoing instrument was acknowledged before me this 19 day of January,  
2023, by Catherine Bayliss Branch.



Notary Public in and for the State of Virginia

A handwritten signature in black ink, appearing to be "Alan Mitchell Berens", written over a horizontal line.

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Courtenay Palmer.

Notary Public in and for the State of \_\_\_\_\_

STATE OF WELLINGTON §  
COUNTY OF NEW ZEALAND §

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January,  
2023, by Mary Curry.

Julie Anne Ballance  
Notary Public  
Level 14, 109 Willis Street  
Wellington, New Zealand  
Ph + 64 2146 4511

Notary Public in and for the State of WELLINGTON, NEW ZEALAND

Jayao

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
2023, by Katherine Bowles.

Notary Public in and for the State of \_\_\_\_\_

\_\_\_\_\_