

#12108

**CORRECTION**  
**MINERAL AND ROYALTY INTEREST DEED**

**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.

Texas Royalty Brokers

Date: November 7, 2022

Grantor: **SANDRA DAVIS (a/k/a SANDRA JOHNSON DAVIS), Independent Executrix of the Estate of KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE), Deceased**

Grantor's Mailing Address:

2609 Fulton  
Corpus Christi, Nueces County, Texas 78414

Grantee: **Edwin W. Baker, Trustee of THE KATRICIA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST dated September 23, 2019**

Grantee's Mailing Address:

5350 S. Staples, Suite 203  
Corpus Christi, Nueces County, Texas 78411

Consideration: **TEN AND NO/100 DOLLARS and other valuable consideration**

**THIS CORRECTION MINERAL AND ROYALTY INTEREST DEED CORRECTS THAT CERTAIN MINERAL AND ROYALTY INTEREST DEED DATED FEBRUARY 26, 2020, RECORDED AS DOCUMENT #08866 IN VOLUME 63, PAGE 317, et seq. OF THE OFFICIAL PUBLIC RECORDS OF CULBERSON COUNTY, TEXAS, TO INCLUDE THE CONVEYANCE OF THE SURFACE ESTATE OF THE REAL PROPERTY DESCRIBED BELOW.**

Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantee all of Grantor's undivided interest in the surface, as well as in and to all of the oil, gas, sulphur and all other minerals whether similar or dissimilar, including but not limited to oil royalty, gas royalty, overriding royalty, working interest, and royalty in casinghead gas, gasoline, and royalty in any other mineral, on, in and under and that may be produced from the following described land situated in Culberson County, State of Texas:

All of Section 6, Block 45, Public School Land Survey, containing 640 acres, more or less

hereinafter called the "Land," together with the rights of ingress and egress, at all times for the purpose of drilling and exploring for, or mining for, producing, storing, treating and transporting oil, gas, sulphur and all other minerals, and of erecting any and all necessary structures for such drilling, mining, transporting and storing, and erecting any and all buildings necessary or incident to such operations, with the right to remove any and all property of whatever kind or character, placed on said premises, and any and all other rights necessary or incident to such operations.

Grantor agrees and covenants to execute such further assurances as may be necessary or requisite for the full and complete enjoyment of all the rights herein granted, and also agrees that Grantee shall have, and is hereby granted and given, the right at any time to redeem for Grantor, by payment, any mortgages, taxes, or other liens on the above described lands, upon default in the payment thereof by Grantor, and that Grantee shall be subrogated to the rights of the holders thereof, but Grantee shall not be under any obligation to make such payment.

Grantee, or successors in title of Grantee, shall never be under any obligations, either express or implied, to drill or mine for oil, gas, sulphur or any other minerals; but such mining or drilling, both before and after production, shall be wholly at the option of said Grantee, or successors in title to Grantee.

This sale and grant is made subject only to any rights now existing in any lessee, or assigns, under any valid and subsisting oil, gas and mineral lease heretofore executed, covering the Land, or any part thereof, above described, duly and legally filed for record in said County, where the above described Land is situated, and Grantee shall have and receive and enjoy the herein granted interest in and to all bonuses, rents, royalties, delay rentals, and all other benefits which may accrue thereunder, from and after the date hereof, just as if the Grantee herein had been at the date of the making of said lease, the owner of a similar interest in and to the Land described in said lease, and the Grantee had been one of the lessors therein.

Grantor ~~also grants, sells, conveys, assigns, and transfers to Grantee, and heirs, successors and assigns of Grantee, all grantor's interest in the surface and in any production oil, gas or other minerals from the Land covered hereby prior to the date hereof, together with any such production of oil, gas or other minerals from the Land covered hereby prior to the date hereof, together with any such production in storage, tanks, and pipelines, and any and all sums of money, suspended runs or accounts of any type or character, due or owing to Grantor by any parties by reason of any such prior production.~~ Grantor does hereby expressly authorize and direct the purchaser of the oil and or gas from the lands, or interests herein conveyed to pay the Grantee, their heirs or assigns, all of the proceeds that may accrue from the interest herein conveyed without further authorization from the Grantor and without the Grantor executing a transfer order or other similar instrument before payments are made to Grantee.

TO HAVE AND TO HOLD the above described interest in the surface, and in the oil, gas, sulphur and other minerals, and all other rights herein granted, all and singular, unto said Grantee, or heirs, successors and assigns of Grantee, forever, and Grantor does hereby bind himself and his and/or herself and her (as the case may be) heirs, executors and administrators, to warrant and forever defend, all and singular, Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Mineral Deed shall bind and inure to the benefit of the heirs, successors and assigns, of the parties hereto. It is the intent of the Grantor to convey unto the Grantee, an undivided interest of all Grantor's right, title, interest, and claims in and to the Land as is.

It is the intent of this conveyance to convey to Grantee all of Grantor's interest in and to the surface and to all of the oil, gas, sulphur and all other minerals owned or claimed by the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)**, Deceased. **KATHLEEN ELAINE COOPER** died on May 8, 2019, leaving a Last Will dated August 16, 1971, ("Cooper Will"), which has been probated under Cause No. 2019-PR-00301-3 in County Court at Law Number 3 of Nueces County, Texas. The Cooper Will and the probate proceeding of the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)**, Deceased, (the "Estate") are incorporated by reference. It is the purpose of this conveyance to distribute the interest in the Land in Culberson County, Texas owned by the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)** in accordance with the Cooper Will, filed in the Estate probate records.

This deed has been prepared from the information furnished to Baker & Baker, Attorneys at Law, by Grantor, and there has been no title search of any nature performed, including, but not limited to any determination of ownership or outstanding debts and liens on said Land, nor has there been an investigation as to whether there are any delinquent taxes due on said Land, or a review of any contract connected with the conveyance of the Land.

When the context requires, singular nouns and pronouns include the plural.



**SANDRA DAVIS (a/k/a SANDRA DAVIS JOHNSON)**, Independent Executrix of the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)**, Deceased

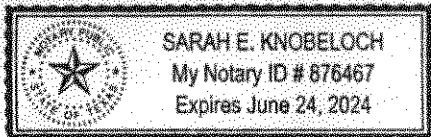
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**ACKNOWLEDGMENT**

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 7<sup>th</sup> day of November, 2022, by **SANDRA DAVIS (a/k/a SANDRA DAVIS JOHNSON)**, Independent Executrix of the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)**, Deceased.



Sarah E. Knoeloch  
Notary Public, State of Texas

After Recording Return To:

Baker & Baker  
5350 S. Staples, Suite 203  
Corpus Christi, Texas 78411

Texas Royalty Brokers

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www.TexasRoyaltyBrokers.com

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**FILED FOR RECORD**

**AT 11:57 O'CLOCK A. M.**

**ON THE 21st DAY OF November**

**A.D., 20 22.**

**STATE OF TEXAS**

**COUNTY OF CULBERSON**

I hereby certify that this instrument  
was FILED on the date and at the time  
stamped hereon by me and was duly  
RECORDED in the  
Volume 86 and Page 304-309  
of the OPR  
Records of Culberson County, Texas.

Linda McDonald

COUNTY AND DISTRICT CLERK  
CULBERSON COUNTY, TEXAS



COUNTY AND DISTRICT  
CLERK CULBERSON  
COUNTY, TEXAS

BY [Signature] **DEPUTY**

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