

DOG#08866

**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: February 26, 2020

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

Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto said Grantee all of Grantor's undivided .020835 interest 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 "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 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 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 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.

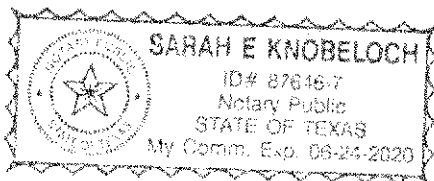
*Sandra Davis*  
**SANDRA DAVIS (a/k/a SANDRA DAVIS JOHNSON)**, Independent Executrix of the Estate of **KATHLEEN ELAINE COOPER (a/k/a KATHLEEN DAVIS LEE)**, Deceased

### ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 26<sup>th</sup> day of February, 2020, 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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### CERTIFICATE OF TRUST

EDWIN W. BAKER, being first duly sworn upon oath, deposes and says:

1. Affiant is the Trustee of the KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST and as such has the authority to execute this Certificate.
2. This Certificate of Trust relates to the KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST dated the 23<sup>rd</sup> day of September, 2019.
3. The Grantor of the KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST is THE ESTATE OF KATHLEEN ELAINE COOPER a/k/a KATHLEEN DAVIS LEE.
4. The name and address of the currently serving Trustee of the KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST is:

EDWIN W. BAKER  
5350 S. Staples, Suite 203,  
Corpus Christi, Texas 78411

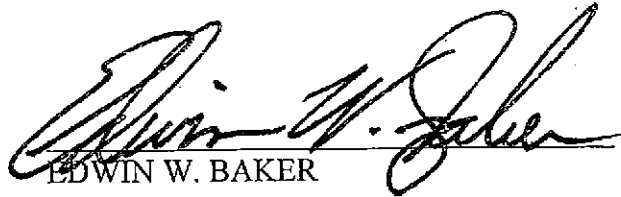
No other trustee or individual or entity is required to execute any document for the Trust. The Signature of a majority of trustees is required for any action taken on behalf of the Trust, except that a Grantor serving as trustee may act alone.

5. The KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST is an irrevocable trust.
6. Selected provisions of the Trust, including the pages naming the Initial Trustees creating the Trust, relevant Trustee powers, a statement of revocability of the Trust, the designation of Successor Trustee, and a copy of the signature pages, may be attached to this Certificate or are available upon request.
7. Pursuant to the terms of the Trust Agreement, any person may rely upon this Certificate of Trust as evidence of the existence of said Trust, and is relieved of any obligation to verify that any transaction entered into by a Trustee or Successor Trustee thereunder is consistent with the terms and conditions of said Trust Agreement.
8. The proper manner for taking title to Trust property is:

EDWIN W. BAKER, Trustee of the KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST dated September 23, 2019.

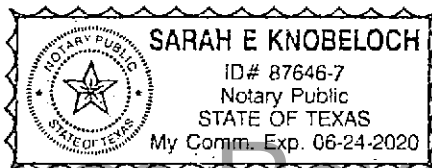
9. To the knowledge of the undersigned, there are no claims, challenges of any kind, or cause of actions alleged, which contest or question the validity of the Trust or trustee's/trustees' authority to act for the Trust.
10. The KATRICA ELAINE COOPER SUPPLEMENTAL NEEDS TRUST has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.
11. The other provisions of the Trust are of a personal nature and set forth the distribution of Trust property. They do not modify the powers of the Trustee.

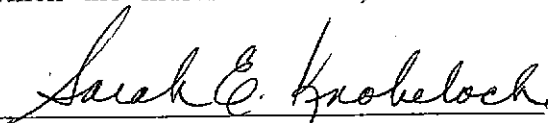
Date: January 10, 2020

  
EDWIN W. BAKER

STATE OF TEXAS §  
COUNTY OF NUECES §

On this 10<sup>th</sup> day of January, 2020, before me, the undersigned, a notary public in and for the state, personally appeared EDWIN W. BAKER, as Trustee, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.



  
Notary Public, State of Texas

**FILED FOR RECORD**  
**AT 1:33 O'CLOCK P. M.**  
**ON THE 6th DAY OF March**  
**A.D., 20 20**

**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 63 and Page 317-322  
of the OPK  
Records of Culberson County, Texas.

Linda McDonald  
COUNTY AND DISTRICT CLERK  
CULBERSON COUNTY, TEXAS  
BY Natly Davis  
DEPUTY



COUNTY AND DISTRICT  
CLERK CULBERSON  
COUNTY, TEXAS

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