



SPECIAL WARRANTY DEED

Date:

2/22/23, 2023

Grantor:

Roberta Ann Baker
348 N. Burke St.
Goliad, Texas 77963

Grantee:

John Barry Baker
14966 C.R. 1114
Athens, TX 75758

Consideration:

Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

Conveyance of Mineral Rights more particularly described in Exhibit A, as attached hereto and incorporated herein by reference.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all validly existing restrictions, reservations, conditions, covenants, easements, and rights of way, if any, applicable and enforceable against the above-described real property as now reflected in the deed records of the County Clerk of Henderson County, Texas.

This conveyance is subject to any portion lying with the boundary of a public or private road.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

EXHIBIT A

Mineral rights required for leasing the below parcel or tract of land for purposes of exploring, drilling, producing, treating, storing and transported minerals, of land comprising 70.36 acres more or less, and more particularly described as:

Being all that certain tract or parcel of land containing 70.36 acres, Abstract 474, Christopher C. DeWitt 1/3 League and Robert H. Wynn League, of Gonzales County, Texas more particularly described in Special Warranty Deed as conveyed from Beverly Jeane Baker, widow to Bryan Edgar Baker, to Christopher Baker and John Barry Baker, as recorded in Volume 811, Page 871 of the Deed Records of Gonzales County, Texas.

Individual Unit and Well numbers as described below:

1. Lepori Unit, Consisting of 689.91 acres, more or less, located in the Daniel Davis Survey, Abstract 11, the Joseph Bidford Survey, Abstract 98, the R.H. Wynn Survey, Abstract 474, of Gonzalez County, Texas and the Daniel Davis Survey, Abstract 12 located in DeWitt County, Texas.
2. Kurtz Unit, Consisting of 619.3 acres, more or less, located in the Joseph Bidford Survey, Abstract 98, the R.H. Wynn Survey, Abstract 474, the Christopher DeWitt Survey, Abstract 180 of Gonzalez County, Texas being described in the designation of the Kurtz United filed in the Deed Records of Gonzales County, Texas in Volume 1134, Page 451.
3. Olympic Unit, located in the Daniel Davis Survey, Abstract 11, in the deed records of Gonzales County, Texas as described below in Unit numbers:
 - a. Olympic A #1H, API #42177337540.
 - b. Olympic B #2H, API #42177337550.
 - c. Olympic C #3H, API #42177337560.
 - d. Olympic D #4H, API #42177337570.
 - e. Olympic E #5H, API #4217733980000.
 - f. Olympic F #6H, API #42177339090000.
 - g. Olympic G #7H, API #42177339100000.
 - h. Olympic H #8H, API #42177339110000.
 - i. Olympic J #4H, API #42177339120000.
4. Acadia Unit, located in the Daniel Davis Survey, Abstract 11, in the deed records of Gonzales County, Texas as described below in Unit Numbers:
 - a. Acadia F #6H, API #4217733901.
 - b. Acadia G #7H, API #4217733902.
 - c. Acadia H #8H, API #4217733903.

This conveyance is made AS-IS, with any and all latent and patent defects with no representations, or warranties (other than the special warranty of title herein), promises, covenants, agreements, or guarantees of any kind or character whatsoever, whether express or implied, oral or written, of, as to concerning or with respect to (A) the value, nature, quality, quantity, or condition of the Property, including, without limitation, the water, soil or geology, (B) the income to be derived from the Property, (C) the suitability of the Property for any all uses or activities thereon, (D) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, (E) the habitability, merchantability, marketability, profitability or fitness for any particular purpose of the Property, (F) the manner or quality of the construction or materials, if any, incorporated into the Property, (G) the manner, quality, state of repair or lack of repair of the Property, or (H) any other matter with respect to the Property.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Roberta Ann Baker
Roberta Ann Baker, Grantor

STATE OF TEXAS

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COUNTY OF VICTORIA

This instrument was acknowledged before me on the 22 day of February, 2023, by Roberta Ann Baker, Grantor.

Kendra Leann Bures
Notary Public, State of Texas

My commission expires: 12/9/24.

Texas Royalty Brokers

AFTER RECORDING RETURN TO:

John Barry Baker
14966 C.R. 1114
Athens, TX 75751

www.TexasRoyaltyBrokers.com

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FILED AND RECORDED

Instrument Number: 23317032 V: 1429 P: 853

Filing and Recording Date: 02/22/2023 11:23:37 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Gonzales County,



Lona Ackman, County Clerk
Gonzales County, Texas

Texas Royalty Brokers

***DO NOT DESTROY - Warning, this document is part of the
Official Public Record.***

Returned To:
JOHN BARRY BAKER

Texas Royalty Brokers

Texas Royalty Brokers