

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

MINERAL DEED

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF REEVES §

RECITALS

WHEREAS, the following facts exist:

- (A) Kenneth A. Korb ("Decedent") died on March 8, 2002;
- (B) Decedent was a resident of Middlesex County, Massachusetts at the time of Decedent's death;
- (C) Decedent's Last Will and Testament dated April 19, 2000 (the "Will"), was admitted to probate in the Probate Court of Middlesex County, Massachusetts, Docket No. 02P1528EP1, pursuant to that certain Decree (the "Decree") signed by the justice of said court on May 14, 2002;
- (D) The Kenneth A. Korb 2000 Revocable Trust ("Revocable Trust") was created and is governed by that certain indenture of trust dated April 19, 2000 (the "Trust Agreement"), by and between Decedent as donor and trustee;
- (E) Decedent owned certain mineral interests located in Reeves County, Texas ("Mineral Interests") at the time of his death;
- (F) Pursuant to the terms of the Will, all of Decedent's property other than tangible personal property, specifically including the Mineral Interests, passed to the Revocable Trust upon Decedent's death;
- (G) Pursuant to Section 503.001 of the Texas Estates Code, exemplified copies of the Will and the Decree were filed and recorded in the deed records of Reeves County, Texas, on August 17, 2016;
- (H) Pursuant to Section 503.051 of the Texas Estates Code, the filing and recording of exemplified copies of the Will and the Decree in the deed records of Reeves County, Texas, was effective to convey title to the Mineral Interests to the Revocable Trust;

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- (I) On February 3, 2017, the Trustees executed a Mineral Deed, whereby the Mineral Interests were transferred to the Marital Trust created under the Trust Agreement and such Mineral Deed was recorded in the deed records of Reeves County, Texas as Instrument No. 17-01831;
- (J) Jaclyn P. Korb, Jason B. Korb, and Alan Patricof are currently serving as co-trustees of the Marital Trust Under the Kenneth A. Korb 2000 Revocable Trust ("Trustees"); and
- (K) In accordance with and pursuant to the terms of the Marital Trust, the Trustees now desire to convey the Marital Trust's title and interest in and to all royalty interests, net profits interests and/or fee mineral interests unto Section Twenty Minerals LLC.

CONVEYANCE

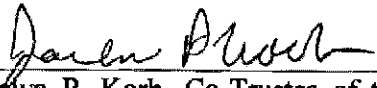
NOW, THEREFORE, Jaclyn P. Korb, Jason B. Korb, and Alan Patricof, as Co-Trustees of the Marital Trust Under the Kenneth A. Korb 2000 Revocable Trust ("Grantor"), whose address is 21 Carver Road, Newton Highlands, Massachusetts 02461, in accordance with the Trust Agreement and for other good and valuable consideration, have GRANTED, CONVEYED AND TRANSFERRED and by this instrument do hereby GRANT, CONVEY AND TRANSFER all of Grantor's right, title and interest in and to any and all mineral fee interests, royalty interests, executive rights, net profits interests, and overriding royalty interests in lands situated in Reeves County, Texas, including, but not limited to the lands more particularly described on Exhibit A, attached hereto, unto Section Twenty Minerals LLC ("Grantee"), whose address is 206 E. 9th Street, Suite 1300, Austin, Texas 78701-4411 (such property conveyed to Section Twenty Minerals LLC is referred to herein as the "Property").

This Mineral Deed is made by Grantor without any statutory, implied, or express warranty of title, and is accepted as such by Grantee subject to all valid and subsisting reservations, exceptions, grants, covenants, conditions and liens and restrictions relating to the Property. Grantee specifically acknowledges and agrees that the Property might be subject to valid and existing oil and gas leases and/or oil, gas and mineral leases and Grantee is accepting the Deed subject to any such leases.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and Grantee's heirs, devisees, personal representatives, successors and assigns forever.

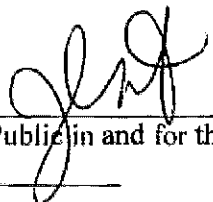
EXECUTED as of the date indicated in the acknowledgements below but to be effective as of the 1st day of November, 2020.

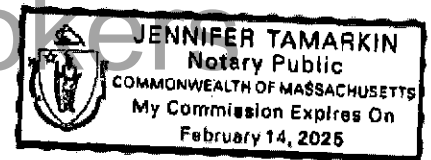
[Signature pages to follow]


Jaclyn P. Korb, Co-Trustee of the Marital
Trust Under the Kenneth A. Korb 2000
Revocable Trust

STATE OF MA §
COUNTY OF Middlesex §

This instrument was acknowledged before me this 14th day of October,
2020, by Jaclyn P. Korb, in the capacity stated therein.

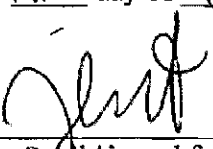

Notary Public in and for the State of
MA

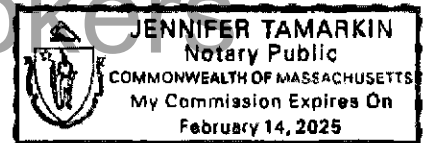



Jason B. Korb, Co-Trustee of the Marital
Trust Under the Kenneth A. Korb 2000
Revocable Trust

STATE OF MA §
COUNTY OF Middlesex §
§

This instrument was acknowledged before me this 14th day of October,
2020, by Jason B. Korb, in the capacity stated therein.


Notary Public in and for the State of
MA



Alan Patricof

Alan Patricof, Co-Trustee of the Marital
Trust Under the Kenneth A. Korb 2000
Revocable Trust

STATE OF NY §
COUNTY OF NEW YORK §
§

This instrument was acknowledged before me this 29th day of OCTOBER
2020, by Alan Patricof, in the capacity stated therein.

Marie C. Fulcher-Jiha
Notary Public in and for the State of
NEW YORK

Marie C. Fulcher-Jiha
Notary Public State of New York
No. 01FU5087777
Qualified in Nassau County
Certified in New York & Queens Counties
Commission Expires Nov 3, 2021

After recording, please return to:
Keith V. Novick
Foley & Lardner LLP
2021 McKinney Avenue, Suite 1600
Dallas, Texas 75201

Exhibit A – Property

North 269.2 acres of the South half of Section 20, Block 6, H & GN RR Co. Survey, Reeves County, Texas (as set out in Oil, and Gas and Mineral Lease at Volume 268, Page 364, Deed Records, Reeves County, Texas, executed by Joe A. Worsham, et al to G. C. Stillwagon dated July 24, 1967, with a 3/8 royalty and an original term of 5 years).

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Mineral Deed – Exhibit A

Reeves County
Dianne O. Florez
Reeves County Clerk

Instrument Number: 2021007488

Texas Royalty Brokers
eRecording - Real Property
DEED

Recorded On: November 29, 2021 03:49 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

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***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2021007488

Receipt Number: 20211129000035

Recorded Date/Time: November 29, 2021 03:49 PM

User: Diana R

Station: CLERK09

Record and Return To:

Simplifile

Texas Royalty Brokers



STATE OF TEXAS
COUNTY OF REEVES

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of County, Texas.

Dianne O. Florez
Reeves County Clerk
Reeves County, TX

Dianne O. Florez