

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER S LICENSE NUMBER.

# Texas Royalty Brokers

## ASSIGNMENT AND BILL OF SALE

STATE OF TEXAS

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COUNTY OF REEVES

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WHEREAS, by that certain Assignment and Bill of Sale executed October 14, 2020 but made effective November 1, 2020, and recorded as Instrument No. 2021007487 in the Official Public Records of Reeves County, Texas, **Jaclyn P. Korb, Jason B. Korb, and Alan Patricof, as Co-Trustees for the Marital Trust under the Kenneth A. Korb 2000 Revocable Trust**, assigned unto **Section Twenty Producing, LLC, a Texas limited liability company** all of their working interests and leasehold interests in any oil and gas leases covering lands in Reeves County, Texas (collectively, the Leasehold Interests”);

WHEREAS, it was the intention of all of the aforementioned parties to make March 1, 2020 the effective date of the assignment of the Leasehold Interests so that **Section Twenty Producing, LLC, a Texas limited liability company** would acquire title to the Leasehold Interests and all associated rights and liabilities of any kind accruing on or after March 1, 2020;

WHEREAS, Tower Rock Royalties, TWO, L.P now desires to acquire by assignment the Leasehold Interests with an effective date of January 1, 2021 for transfer of title, but assuming all of rights and liabilities associated with the Leasehold Interests accruing on or after March 1, 2020;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that by this Assignment and Bill of Sale, the following parties:

**Jaclyn P. Korb, Jason B. Korb, and Alan Patricof,**  
**as Co-Trustees for the Marital Trust Under the Kenneth A. Korb 2000 Revocable Trust**  
25 Columbia Avenue  
Newton Upper Falls, MA 02464

**Section Twenty Producing, LLC, a Texas limited liability company**  
25 Columbia Avenue  
Newton Upper Falls, MA 02464

(hereinafter collectively referred to as the “**ASSIGNOR**”), for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do hereby ASSIGN, GRANT, CONVEY AND TRANSFER unto **Tower Rock Royalties TWO, L.P., a Texas limited partnership, whose address is PO Box 5746, Austin, TX 78763** (the “**ASSIGNEE**”), all of Assignor's right, title and interest in and to that certain Oil, Gas and Mineral Lease dated July 24, 1967, from Joe A. Worhsam, et al, as lessor, to G.C. Stillwagon, as

lessee, and recorded in Volume 268, Page 364 of the Deed Records of Reeves County, Texas, together with all the rights incident thereto and the personal property thereon, appurtenant thereto or obtained in connection with the ownership or operation of the said leasehold interest. *Assignor herein furthermore conveys to Assignee all of its leasehold and working interests in any leases covering any part of Section 20, Block 6, Abstracts 1275 & 5225, H&GN RR Co. Survey, all located in Reeves County, Texas.*

It is further agreed and understood that Assignor reserves all of its royalty interest and any right, title and interest not part of the leasehold estate in the aforementioned lands. It is also specifically agreed and understood that Assignee assumes from Assignor all rights and liabilities associated with the Leasehold Interests which have accrued on or after March 1, 2020, including rights to all suspended revenue of any kind, but that Assignor retains all rights and liabilities accrued prior to March 1, 2020;

ASSIGNOR agrees to execute such further assurances as may be requisite for the full and complete enjoyment by Assignee of the rights herein assigned. Assignee shall also have, receive, and enjoy all of Assignor's interest in and to any and all sums of money, suspended runs or accounts of any type or character, due or owed to Assignee by any parties, and relating to the Leasehold Interests herein conveyed. Assignor does hereby irrevocably appoint and constitute Assignee as Assignor's agent and attorney in fact for the limited purpose of executing division orders, ratifications, transfer orders and all other instruments as may be necessary to make fully effective this Assignment and Bill of Sale and to release from suspense any funds related to any of the aforementioned rights, so that Assignee may act in Assignor's place and stead for this limited purpose only.

TO HAVE AND TO HOLD all the interests herein assigned, together with all and singular the rights and appurtenances thereto in anywise belonging until Assignor and Assignor's heirs, devisees, personal representatives, successors and assigns forever, and Assignor does hereby bind itself and its heirs, executors and administrators, to warrant and forever defend, all and singular, Assignee, against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof, including all adverse claims and demands thereto of any kind arising by, through and under Assignor, but not otherwise.

This Assignment may be executed in multiple counterpart originals, each of which shall be deemed valid and binding with respect to the signatories thereto, and all of which together shall constitute one and the same Assignment.

IN WITNESS WHEREOF, the undersigned have executed this instrument on the dates of acknowledgements annexed hereto, but to be made effective in transferring title to Assignee as of January 1, 2021, notwithstanding Assignee's retroactive assumption of rights and liabilities associated with the Leasehold Interests accruing on or after March 1, 2020, as described above.

*[Assignors' signatures and acknowledgments follow on subsequent pages.]*

# Texas Royalty Brokers

**ASSIGNORS:**

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

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

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

Section Twenty Producing, LLC  
BY: Section Twenty Mineral Manager, LLC,  
Its Manager

  
Jason Korb, Manager

**ASSIGNORS:**

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

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

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

**Section Twenty Producing, LLC  
BY: Section Twenty Mineral Manager, LLC,  
Its Manager**

**Jason Korb, Manager**

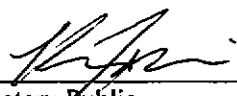
**ACKNOWLEDGMENTS**

**COMMONWEALTH OF MASSACHUSETTS**

COUNTY OF NORFOLK

Before me, the undersigned Notary Public in and for said Commonwealth and County, on this 26 day of JAN, 2022, personally appeared **Jaclyn P. Korb, Co-Trustee of the Kenneth A. Korb 2000 Revocable Trust**, to me known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

  
\_\_\_\_\_  
Notary Public



My commission no. and expiration:

01/02/2026

**COMMONWEALTH OF MASSACHUSETTS**

COUNTY OF NORFOLK

Before me, the undersigned Notary Public in and for said Commonwealth and County, on this 26 day of JAN, 2022, personally appeared **Jason B. Korb, Co-Trustee of the Kenneth A. Korb 2000 Revocable Trust**, to me known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

  
\_\_\_\_\_  
Notary Public



My commission no. and expiration:

01/02/2026

STATE OF New York  
COUNTY OF New York

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This instrument was acknowledged before me on the 12 day of January, 2022, by **Alan Patricof, Co-Trustee of the Kenneth A. Korb 2000 Revocable Trust.**

Courtney S Dawson

Notary Public, State of New York

No: 01DA6427205

Qualified in New York County

Commission expires December 20, 2025

Courtney S Dawson

**COMMONWEALTH OF MASSACHUSETTS**

COUNTY OF \_\_\_\_\_

Before me, the undersigned Notary Public in and for said Commonwealth and County, on this \_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared Jason Korb, as **Manager of Section Twenty Mineral Manager, LLC, the Manager of Section Twenty Producing, LLC**, to me known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

\_\_\_\_\_  
Notary Public

My commission no. and expiration:

STATE OF \_\_\_\_\_

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COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, by **Alan Patricof, Co-Trustee of the Kenneth A. Korb 2000 Revocable Trust.**

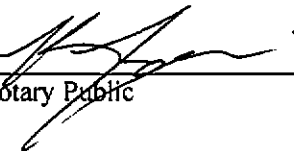
Notary Public, State of \_\_\_\_\_

**COMMONWEALTH OF MASSACHUSETTS**

COUNTY OF MAFOLK

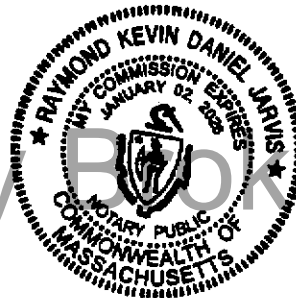
Before me, the undersigned Notary Public in and for said Commonwealth and County, on this 26 day of Jan, 2022, personally appeared Jason Korb, as **Manager of Section Twenty Mineral Manager, LLC, the Manager of Section Twenty Producing, LLC**, to me known to me to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

  
\_\_\_\_\_  
Notary Public

My commission no. and expiration:

01/02/2026



Reeves County  
Dianne O. Florez  
Reeves County Clerk

Instrument Number: 2022000832

Texas Royalty Brokers  
eRecording - Real Property  
ASSIGNMENT

Recorded On: February 02, 2022 10:01 AM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$50.00

Texas Royalty Brokers

\*\*\*\*\* 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: 2022000832

Receipt Number: 20220202000001

Recorded Date/Time: February 02, 2022 10:01 AM

User: Rebecca G

Station: CLERK07

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*