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MINERAL CONVEYANCE

4 Pages

Texas Royalty Brokers

FILED AND RECORDED-OPR	CLERKS NOTES
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By: <u>Sara Thompson</u> , Deputy	
Heather Henigan, County Clerk Harrison County, Texas	

Texas Royalty Brokers



STATE OF TEXAS

COUNTY OF HARRISON

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 Harrison County, Texas.

Heather Henigan

Heather Henigan, Harrison County Clerk

Record and Return To:

RSMR INVESTMENTS, LP
P.O. BOX 3928

LONGVIEW, TX 75606

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

MINERAL & ROYALTY CONVEYANCE

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
 COUNTY OF HARRISON §

That **Jade McBride a/k/a Jade McBride Saldana**, whose mailing address is: 304 East Twilight Dr., Longview, Texas 75604, hereinafter called Grantor (whether one or more), for and in consideration of the sum of Ten and more dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, assign, and deliver unto **RSMR Investments, L.P.**, whose mailing address is: P.O. Box 3928, Longview, Texas 75606, hereinafter called Grantee, all of Grantor's right, title and interest in and to all the oil, gas and other minerals, in and under and that may be produced from the following described lands situated in Harrison County, Texas, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR TRACT DESCRIPTIONS.

together with the rights of ingress and egress at all times for the purpose of mining, drilling, exploring, operating, and developing said lands for oil, gas and other minerals and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee's property and improvements.

For the same consideration, Grantor also sells, assigns, transfers, and conveys to Grantee, its successors and assigns, by this Conveyance (i) all royalties, revenues, payments, accounts, suspended funds, refunds, interest on the overdue payments, and other things of value payable by any lessee, operator, purchaser of production, seller of production, or other person, with respect to any oil, gas and/or other minerals produced from, or attributable to, the Lands before, on or after the date of this Conveyance (including all such production in any tank, truck, rail car, or pipeline); (ii) all liens and security interest securing the payment of such sums; and (iii) all rights, claims, and causes of action of Grantor with respect to such sums, including claims for the underpayment of past royalties. Grantor authorizes third parties to release information concerning the interest conveyed to Grantor.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of legal record heretofore executed; it being understood and agreed that said Grantee shall have, receive and enjoy the herein granted undivided interest in and to all bonuses, rents, royalties and other benefits which may accrue thereunder from and after the date hereof, precisely as if the Grantee herein had been, at the date of making said lease(s), the owner of a similar undivided interest in and to the lands above described and Grantee the lessor therein.

Grantor does hereby irrevocably appoint and constitute Grantee as his agent and attorney in fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective this sale and conveyance of interests, so that he may act in Grantor's

place and stead for this limited purpose only. Grantor agrees to execute such further documents as may be requisite for the full and complete enjoyment of the rights herein granted.

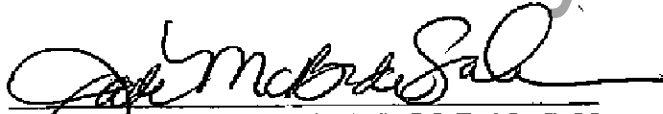
This Mineral & Royalty Conveyance may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which shall constitute one and the same Mineral & Royalty Conveyance.

TO HAVE AND TO HOLD the above described property and easement with all and singular the rights, privileges and appurtenances thereunder, or anywise belonging to said Grantee herein, its heirs, successors and assigns forever, and Grantor does hereby bind themselves, their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto the said Grantee herein, its heirs, successors and assigns against every person whomsoever claiming or to claim the same or any part thereof.

This is not an oil and gas lease. By signing this instrument and accepting the one-time payment tendered by Grantee to Grantor herewith (the receipt and sufficiency of which is hereby acknowledged and accepted), Grantor hereby evidences Grantor's clear intent to sell, convey and fully transfer to Grantee all of Grantor's right, title and interest in the tract(s) of land described in Exhibit "A" located in Harrison County, Texas.

WITNESS my hand this 5 day of June 2026, but for all purposes effective as of April 1st, 2026.

GRANTOR:


By: Jade McBride a/k/a Jade McBride Saldana

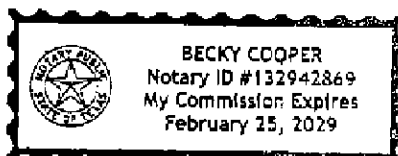
ACKNOWLEDGEMENT

STATE OF TEXAS

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§

COUNTY OF GREGG

The foregoing instrument was acknowledged before me this 5 day of June 2026, by Jade McBride Saldana in the capacities herein stated.



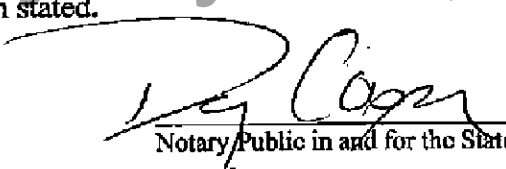

Notary Public in and for the State of Texas

EXHIBIT "A"

Attached hereto and made a part hereof that certain MINERAL & ROYALTY CONVEYANCE from Jade McBride a/k/a Jade McBride Saldana to RSMR Investments, L.P.

TRACT DESCRIPTIONS:

Being 15.83 acres of land, more or less, located in the B.M.D. Burrow Survey, Abstract No. 106, Harrison County, Texas and being more particularly described in the following three (3) tracts, to wit:

Tract One: Being 1.974 acres of land, more or less, located in the B.M.D. Burrow Survey, Abstract No. 106, Harrison County, Texas and being more particularly described in that certain Warranty Deed with Vendor's Lien dated June 19, 2008, from CEM & O, Inc., as Grantor to Erin Buchanan, as Grantee, recorded in Volume 3923, Page 166 of the Official Public Records of Harrison County, Texas.

Tract Two: Being 12.20 acres of land, more or less, located in the B.M.D. Burrow Survey, Abstract No. 106, Harrison County, Texas and being the same land described in that certain Warranty Deed with Vendor's Lien dated January 21, 2009, from CEM & O, Inc., as Grantor, to Kevin W. Jones and wife, Kimberly C. Jones, recorded in Volume 4102, Page 31 of the Official Public Records, Harrison County, Texas.

Tract Three: Being 1.656 acres of land, more or less, located in the B.M.D. Burrow Survey, Abstract No. 106, Harrison County, Texas and being the same land described in that certain General Warranty Deed dated December 14, 2010, from CEM. & O, Inc., et al, as Grantor to Kymberleigh Wall, as Grantee, recorded in Document No. 2010-000015976 of the Official Public Records, Harrison County, Texas.

All of Grantor's interest in lands located in the B.M.D. Burrow Survey, Abstract No. 106, William B. Burris Survey, Abstract No. 103 and John Decker Survey, Abstract No. 212, Harrison County, Texas.

Texas Royalty Brokers

END OF EXHIBIT "A"