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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	



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, L.P.
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 **Erin Colleen McDaniel Roach and husband, Russell L. Roach**, whose mailing address is: P.O. Box 3928, Longview, Texas 75606, 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:

Being 73.61 acres of land, more or less, located in the Daniel Davis Survey, Abstract No. 223, Harrison County, Texas. Said 73.61 acres of land being all of a called 82.90-acre tract of land described in that certain Warranty Deed dated December 1, 1960, from Charles C. Williams to Neal Beasley, recorded in Volume 552, Page 354 of the Deed Records, Harrison County, Texas.

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.

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.

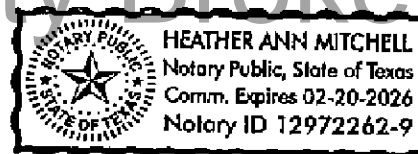
WITNESS my hand this 10th day of January 2025, but for all purposes effective as of January 1st, 2025.

GRANTORS


By: Erin Colleen McDaniel Roach

STATE OF TEXAS

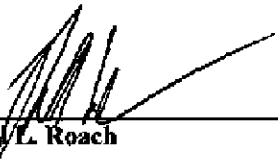
COUNTY OF GREGG



This instrument was acknowledged before me on January 10th, 2025 by Erin Colleen McDaniel Roach in the capacities therein stated.


Notary Public, State of Texas

Texas Royalty Brokers

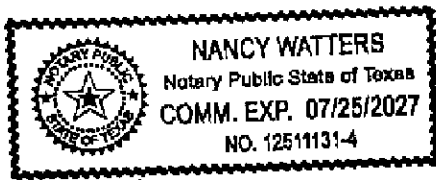

By: Russell L. Roach

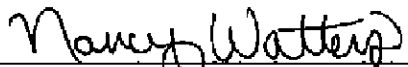
STATE OF TEXAS

COUNTY OF GREGG

Texas Royalty Brokers

This instrument was acknowledged before me on January 8th, 2025 by Russell L. Roach in the capacities therein stated.




Notary Public, State of Texas

Texas Royalty Brokers

Texas Royalty Brokers