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MINERAL DEED

8 Pages

Texas Royalty Brokers

FILED AND RECORDED-OPR	CLERKS NOTES
On: <u>05/08/2020 08:21 AM</u>	
Document Number: <u>2020-000004954</u>	
Receipt No: <u>2004816</u>	
Amount: <u>\$ 50.00</u>	
By: <u>Teri Vaughn</u> , Deputy	
Elizabeth James, 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.

Elizabeth James
Elizabeth James, Harrison County Clerk

Record and Return To:



RSMR INVESTMENTS LP
P O BOX 3928

LONGVIEW, TX 75606

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MINERAL & ROYALTY CONVEYANCE

STATE OF TEXAS

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COUNTIES OF HARRISON & PANOLA

Date: March 18, 2020

Grantor: Lumberjack Energy, LLC
P.O. Box 52937
Midland County, Texas 79710

Grantee: RSMR Investments, LP
P.O. Box 3928
Longview, Texas 75606

Consideration: Ten and no/100 Dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged.

Property: An undivided one half (50%) of all right, title and interest in and to all the oil, gas and other minerals that were conveyed to Lumberjack Energy, LLC in the following described Mineral & Royalty Conveyances:

1. That certain Mineral & Royalty Conveyance from Tyrone P. Leffall, Jr. to Lumberjack Energy, LLC dated July 17, 2018 and recorded at Document No. 2018-00008186 of the Official Public Records, Harrison County, Texas; and covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison and Panola County, Texas, and
2. That certain Mineral & Royalty Conveyance from Toni M. Armstead to Lumberjack Energy, LLC dated October 15, 2018 and recorded at Document No. 2018-000012161 of the Official Public Records, Harrison County, Texas; and covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison County, Texas, and

3. That certain Mineral & Royalty Conveyance from Lorine Townsend Burse to Lumberjack Energy, LLC dated November 8, 2018 and recorded at Document No. 2018-000012908 of the Official Public Records, Harrison County, Texas; and covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison County, Texas, and
4. That certain Mineral & Royalty Conveyance from Clarence William Townsend to Lumberjack Energy, LLC dated November 8, 2018 and recorded at Document No. 2018-000012909 of the Official Public Records, Harrison County, Texas; and covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison County, Texas, and
5. That certain Mineral & Royalty Conveyance from Jan Gaddis to Lumberjack Energy, LLC dated February 18, 2019 and recorded at Document No. 2019-000002365 of the Official Public Records, Harrison County, Texas; and
6. That certain Mineral & Royalty Conveyance from Ruth E. Nolte to Lumberjack Energy, LLC effective March 1, 2019 and recorded at Document No. 2019-000003137 of the Official Public Records, Harrison County, Texas; and
7. That certain Mineral & Royalty Conveyance from Jan Gaddis to Lumberjack Energy, LLC effective April 1, 2019 and recorded at Document No. 2019-000004984 of the Official Public Records, Harrison County, Texas covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison County, Texas; and
8. That certain Mineral & Royalty Conveyance from Ella Ruth Dillard Shavers to Lumberjack Energy, LLC effective April 29, 2019 and recorded at Document No. 2019-000005588 of the Official Public Records, Harrison County, Texas covering all of Grantor's interest in and to all oil, gas and other minerals in Harrison County, Texas; and
9. That certain Mineral & Royalty Conveyance from Ruth E. Nolte and Drew D. Whiteside to Lumberjack Energy, LLC effective July 1, 2019 and recorded at Document No. 2019-000008091 of the Official Public Records, Harrison County, Texas covering all of Grantor's interest in and to all oil, gas and other minerals situated in The State of Texas; and
10. That certain Mineral & Royalty Conveyance from Larry Joe Anderson to Lumberjack Energy, LLC effective October 23, 2019 and recorded at Document No. 2019-000013055 of the Official Public Records, Harrison County, Texas.

The above deeds cover, but are not limited to, the following described lands situated in Harrison and Panola Counties, Texas, to wit:

See Exhibit "A" attached for tract descriptions

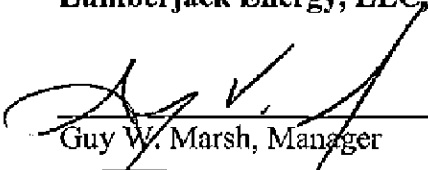
This conveyance shall additionally include all proceeds from production attributable to the interest described above that have not previously been distributed by the purchaser of production to Grantor.

Grantor, for the Consideration , grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs, executors, administrators, successors or assigns forever.

Grantor binds Grantor and Grantor's heirs, executors, administrators or successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, BY, THROUGH or UNDER Grantor, but not otherwise.

IN WITNESS THEREOF, Grantor has executed this Mineral and Royalty Conveyance on March 18th, 2020, but effective as of March 1, 2020 for all purposes.

Lumberjack Energy, LLC,

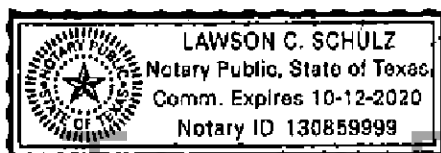

Guy W. Marsh, Manager

ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF MIDLAND

This instrument was acknowledged before me on the 18th day of March, 2020 by Guy W. Marsh, manager of Lumberjack Energy, LLC, a Texas Limited Liability Company, on behalf of said company.



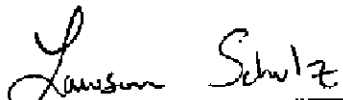

Notary Public in and for the State of Texas

Exhibit A

Attached to and made a part of that certain Mineral & Royalty Conveyance executed March 18th, 2020, but effective as of March 1st, 2020 by and between Lumberjack Energy, LLC, as Grantor and RSMR Investments, LP, as Grantee

Tract 1: 2.64 acres, more or less, a part of the Bailey Anderson Survey, Abstract No. 30, and being a part of that certain tract of land called 67.75 acres and referred to as the Second Tract in a deed from Eddie Spears, et al, to DeWitt Suber and wife, Rachel Suber, dated June 15, 1962 and recorded in Volume 573, Page 652 of the Deed Records of Harrison County, Texas, said 2.64 acres being more particularly described as "Tract A" set aside to the Heirs of Ola Black Leffall in a partition deed dated January 1, 1990 and recorded in Volume 1258, Page 790, Deed Records, Harrison County, Texas.

Tract 2: 11.61 acres, more or less, a part of the Bailey Anderson Survey, Abstract No. 30 and being a part of that certain tract of land called to contain 30 acres and referred to as the First Tract in a Deed from Eddie Spears , et al, to DeWitt Suber and wife, Rachel Suber, dated June 15, 1962, and recorded in Volume 573, Page 652 of the Deed Records of Harrison County, Texas, said 11.61 acres of land also being more particularly described as "Tract F" in a partition deed recorded in Volume 1258, Page 790, Deed Records, Harrison County, Texas.

Tract 3: 13.00 acres, more or less, located in the L. B. Blankenship Survey, Abstract No. 71, being described as Block 2 in that certain Partition Deed from John Smith, et al to Addie Bonner and recorded in Volume 255, Page 442 of the Deed Records, Harrison County, Texas.

Tract 4: 13.00 acres, more or less, located in the L. B. Blankenship Survey, Abstract No. 71, being described as Block 3 in that certain Partition Deed from John Smith, et al to Katie Mayo, dated December 12, 1939 and recorded in Volume 255, Page 442 of the Deed Records, Harrison County, Texas.

Tract 5: 21.5 acres, more or less, situated in the Zion Roberts Survey, Abstract No. 595, being more particularly described as all of Block No. 2 set aside to Lula Douglas in that certain Partition Deed dated February 8, 1929 by and between Mary Graham and Husband, Frank Graham et al, being all the heirs at law of George R. Williams to each other, recorded in Volume 171, Page 608, Deed Records, Harrison County, Texas.

Tract 6: 19.577 acres of land, more or less, being a part of the Sarah Shoto Survey, Abstract No. 632, in Harrison County, Texas, and being described in two tracts as follows:

Tract A: 8.337 acres of land, more or less and being the same land described in a deed for highway purposes from I. C. Underwood, et al to the State of Texas dated November 14, 1961 and recorded in Volume 568, Page 496, Deed Records, Harrison County, Texas; and

Tract B: 11.24 acres of land, more or less and being the same land described in a deed dated May 24, 1982 from Lake C. Brown and wife, Ruth Brown to Carlisle and Howell Properties, Inc. and recorded in Volume 972, Page 233, Deed Records, Harrison County, Texas.

Tract 7: 47.0 acres, more or less, located in the Bethany Rogers Survey, Abstract No. 20, Harrison County, Texas and being described as First Tract containing 47 acres allotted to Benton L. Ratcliff in a Partition Deed dated May 6, 1964 and recorded in Volume 598, Page 329, Deed Records, Harrison County, Texas.

Tract 8: 43.496 acres, more or less, a part of the Bethany Rogers Survey, Abstract No. 20, in Harrison County, Texas, and being the same land described in that certain Warranty Deed from Davis Oilfield Services, L. P. to Davis Vacuum Services, L. P., dated April 7, 2006 and recorded in Volume 3323, Page 121 of the Official Public Records of Harrison County, Texas.

Tract 9: 1.372 acres, more or less, located in the Bethany Rogers Survey, Abstract No. 20, Harrison County, Texas and being described in a Special Warranty Deed dated September 19, 2003 from Interbay Funding, LLC to Kevin P. Roberts and recorded in Volume 2723, Page 189, Official Public Records, Harrison County, Texas.

Tract 10: 74.266 acres, more or less, located in the Bethany Rogers Survey, Abstract No. 20, Harrison County, Texas and being the same land described in a Warranty Deed dated August 16, 2007 from Southwood's Timberland Corporation to James M. Jordan and recorded in Volume 3692, Page 136, Official Public Records, Harrison County, Texas.

Tract 11: 28.83 acres, more or less, located in the Bethany Rogers Survey, A-20, Harrison County, Texas and being the same land described in a Warranty Deed dated December 18, 2015 from Clyde K. Smith to Jose Carbajal and Melissa R. Carbajal and recorded in Document 2015-000013406, Official Public Records, Harrison County, Texas.

Tract 12: 11.42 acres, more or less, being the portion of a 52.811 acre tract that lies in the Bethany Rogers Survey, Abstract No. 20, Harrison County, TX and being a portion of land described as Tracts 1 & 2 in a Warranty Deed Dated June 26, 2002 from Jeanette Perry and Julia Dickey to Randall Bart Allen and recorded in Volume 2451, Page 235, Official Public Records, Harrison County, Texas.

Tract 13: 3.5 acres of land, more or less, being part of 11.00 acres of land in the J.M. Dorr Survey, A-4, and more fully described in that certain deed dated November 10, 1915 from Marx Bath to Manse Hill and recorded in Volume 89, Page 160 of the Deed Records of Harrison County Texas.

Tract 14: 4.560 acres of land, more or less, described in the following two tracts:

Tract A: 1.06 acres of land, more or less, being a part of the L.B. Blankenship Survey, A-71, and more fully described in that certain deed dated October 30, 1947 from Manse Hill to John Dillard and wife, Vera Dillard and recorded in Volume 330, Page 182 of the Deed Records of Harrison County, Texas; and

Tract B: 3.5 acres of land, more or less, being a part of the J.M. Dorr Survey, A-4 and more fully described in that certain deed dated February 19, 1948 from Manse Hill and wife, Ella Hill to Vera Dillard and husband, John Dillard and recorded in Volume 324, Page 607 of the Deed Records of Harrison County, Texas.

Tract 15: 51.00 acres of land, more or less, a part of the W.W.O. Stanfield Survey, A-634 and being the same land described in that certain Warranty Deed dated October 14, 1909 from Manson Hill et al to Beauty Ann Hill and recorded in Volume 109, Page 237 of the Deed Records of Harrison County, Texas.

Tract 16: 67.10 acres of land, more or less, out of the Wilson Ewing Survey, Abstract No. 6, Harrison County, Texas, being the same land described as 73.10 acres in that certain Warranty Deed dated December 22, 1896, From W.J. Caven to Thomas Warrior recorded at Volume 37, Page 54 of the Deed Records of Harrison County, Texas, LESS AND EXCEPT 6.00 acres of land, more or less, out of the Wilson Ewing Survey, Abstract No. 6, Harrison County, Texas, being the same land described in that certain Sherriff's Deed dated January 5, 1977 from N.F. Shivers, Sheriff of Harrison County, Texas to G.C. Hall, recorded in Volume 808 page 479 of the Deed Records, Harrison County, Texas, leaving hercin, 67.10 acres, more or less.

Tract 17: 6.00 acres of land, more or less, out of the Wilson Ewing Survey, Abstract No. 6, Harrison County, Texas, being the same land described in that certain Sherriff's Deed dated January 5, 1977 from N.F. Shivers, Sheriff of Harrison County, Texas to G.C. Hall, recorded in Volume 808 page 479 of the Deed Records, Harrison County, Texas.

Tract 18: 54.0 acres, more or less, a part of the J. B. Campbell Survey, A-148, and the Robert W. Lott Survey, A-413, in Harrison County, Texas, and being the same land described in that certain Warranty Deed dated March 28, 2009, from Jimmy Ray Robinson, et al to Thomas Haggerty and Charles Pruitt, recorded in Volume 4145, Page 144 of the Official Public Records of Harrison County, Texas.

Tract 19: 36.0 acres, more or less, a part of the John Maximillian Survey, A-444, in Harrison County, Texas, being the same land described as 49.0 acres in that certain Warranty Deed with Vendor's Lien dated March 26, 1926, from T. D. Harrison et al to Jacob Bell, recorded in Volume 153, Page 354 of the Deed Records of Harrison County, Texas; SAVE AND EXCEPT 2.0 acres described in that certain Warranty Deed dated December 9, 1947, from Jacob Bell and wife, Alberta Bell, to Wilbert Reeves, recorded in Volume 319, Page 99 of the Deed Records of Harrison County, Texas; FURTHER SAVE AND EXCEPT 10.00 acres described in that certain Warranty Deed with Vendor's Lien dated December 22, 1948, from Jacob Bell and wife, Alberta Bell, to John Ervin Johnson et al, recorded in Volume 335, Page 414 of the Deed Records of Harrison County, Texas; FURTHER SAVE AND EXCEPT 1.0 acre described in that certain Warranty Deed dated May 26, 1953, from Jacob Bell and wife, Alberta Bell, to Charles Wilson, recorded in Volume 417, Page 436 of the Deed Records of Harrison County, Texas, leaving a residue of 36.0 acres of land, more or less.

Tract 20: 9.702 acres, more or less, a part of the John Maximillian Survey, A-444, in Harrison County, Texas, being the same land described as 10.0 acres in that certain Warranty Deed dated July 30, 1969, from John Ervin Johnson et al to J. C. Bell, recorded in Volume 673, Page 557 of the Deed Records of Harrison County, Texas; SAVE AND EXCEPT 0.298 acres described in that certain Warranty Deed dated June 17, 2005, from J. C. Bell and wife, Ruby Bell, to Blocker-Crossroads Water Supply Corporation, recorded in Volume 3123, Page 85 of the Official Public Records of Harrison County, Texas, leaving a residue of 9.702 acres of land, more or less.

Tract 21: 62.57 acres, more or less, a part of the Thomas Pannell Survey, A-588, and the J. W. Doty Survey, A-218, in Harrison County, Texas, being the same land described as 78.46 acres in that certain Warranty Deed with Vendor's Lien dated February 23, 1906, from Henry Jones and wife, Mollie Jones, to Harry Bayless, recorded in Volume 60, Page 228 of the Deed Records of Harrison County, Texas; SAVE AND EXCEPT 2 acres conveyed by Harry Balous et ux to Ernest Lee Ford in that certain Warranty Deed dated November 28, 1945, recorded in Volume 299, Page 483 of the Deed Records of Harrison County, Texas; FURTHER SAVE AND EXCEPT 10 acres conveyed by Harry Balous et ux to Charlie Balous in that certain Warranty Deed dated November 28, 1945, recorded in Volume 307, Page 564 of the Deed Records of Harrison County, Texas; FURTHER SAVE AND EXCEPT 3.89 acres conveyed by Harry Balous et ux to Oscar Adams et ux in that certain Warranty Deed dated April 7, 1946, recorded in Volume 324, Page 502 of the Deed Records of Harrison County, Texas, leaving a residue of 62.57 acres of land, more or less.

Tract 22: 9.24 acres, more or less, a part of the Thomas Pannell Survey, A-588, in Harrison County, Texas, being the same land described as 10 acres in that certain Warranty Deed dated November 28, 1945, from Harry Balous et ux to Charlie Balous, recorded in Volume 307, Page 564 of the Deed Records of Harrison County, Texas; SAVE AND EXCEPT 0.760 acres conveyed in that certain Warranty Deed dated May 16, 1977, from Charlie Balous to Aretha Hendrix, recorded in Volume 833, Page 626 of the Deed Records of Harrison County, Texas, leaving a residue of 9.24 acres of land, more or less.

Tract 23: 25.0 acres, more or less, a part of the Sarah Shoto Survey, A-632, in Harrison County, Texas, being the same land described in that certain Warranty Deed dated December 29, 1949, from Ccaser A. Pugh and wife, Gertrude Pugh, to Lake C. Brown, recorded in Volume 347, Page 251 of the Deed Records of Harrison County, Texas.

Tract 24: 23.0 acres, more or less, a part of the Sarah Shoto Survey, A-632, in Harrison County, Texas, being the same land described in that certain Warranty Deed dated June 5, 1952, from John G. Brown to Lake C. Brown, recorded in Volume 400, Page 549 of the Deed Records of Harrison County, Texas.

Tract 25: 80.00 acres of land, more or less, being a part of the Sarah Shoto Survey, Abstract No. 632, Harrison County, Texas being more particularly described as tract No. 3 in that certain Deed dated April 23, 1919 from Albert W. Taylor and wife Lillie B. Taylor to John Fitzpatrick, recorded in Volume 105, Page 98, Deed Records, Harrison County, Texas

Tract 26: 150.00 acres of land, more or less, being a part of the Sarah Shoto Survey, Abstract No. 632, Harrison County, Texas, being more particularly described as tract No. 2 in that certain deed dated April 23, 1919 from Albert W. Taylor and wife, Lillie B. Taylor to John Fitzpatrick recorded in Volume 105, Page 98, Deed Records, Harrison County, Texas

Tract 27: 13.56 acres, more or less, in the Bailey Anderson Survey, Abstract No. 30, Harrison County, Texas, being more particularly described as the First Tract in that certain Partition Deed dated May 19, 1960 between G.O. Kelley et ux Sibyl Kelley and Ruben Anderson, recorded in Volume 543, Page 612 of the Deed Records, Harrison County, Texas.

(End of Exhibit "A")