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MINERAL DEED

4 Pages

FILED AND RECORDED-OPR	CLERKS NOTES
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Receipt No: <u>2608269</u>	
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By: <u>Tammy Black</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:



BMP ENERGY, LP
329 S MAIN ST STE 201

FORT WORTH, TX 761041255

MINERAL DEED

STATE OF TEXAS

COUNTY OF HARRISON

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KNOW ALL MEN BY THESE PRESENTS:

Effective Date: April 1st, 2026

Grantors: Jade McBride Saldana
304 East Twilight Dr.
Longview, Texas 75604

Grantees: NRLP Partners, LLC – Series NRLP Partners III (87.94%)
P.O. Box 2167
Fort Worth, Texas 76113

RSMR Investments, LP (12.06%)
P.O. Box 3928
Longview, Texas 75606

Consideration: Ten dollars and no/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property: Described in Exhibit "A" attached hereto.

Reservations from Conveyance and Warranty:

None.

Exceptions to Conveyance and Warranty:

SUBJECT TO all validly existing easements, rights-of-way, and all presently recorded instruments of record.

Conveyance and Warranty:

For the Consideration and subject to the Exceptions to Conveyance and Warranty, Grantor does hereby grant, sell, and convey to Grantees, in the percentages noted above, all of Grantor's interest in and to the oil, gas, and any other liquid and gaseous hydrocarbons, including, but not limited to, mineral interests, royalty interests, non-participating royalty interests, non-participating mineral interests, and overriding royalty interests, in, under, and which may be produced from the Property, together with all and

singular the rights and appurtenances thereunto in any way belonging, to have and to hold it to Grantees and their respective successors and assigns forever. Grantor warrants and forever defends all and singular the interests conveyed hereby to Grantees and their respective successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

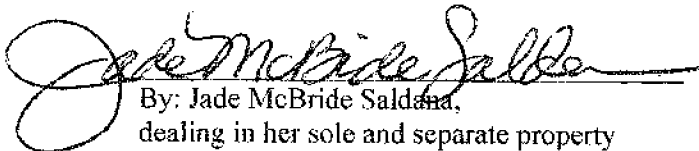
This conveyance is made subject to any rights now existing in any lessee or assigns under any valid and subsisting oil, gas, and mineral lease of record covering the interests conveyed hereby; it being understood and agreed that Grantees shall have, receive, and enjoy the undivided interests granted hereby in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of the such leases or any other lease(s) insofar as they cover the Properties from and after the Effective Date.

Grantees may, at their option and in addition to any other rights or remedies available to Grantees, pay all or any part of any tax, note, or other obligation secured by a lien on the Property, and be subrogated to, and enforce all the rights of, the affected lien holder to secure the recovery of the amounts paid, together with interest and attorney's fees. Grantor agrees to execute such acts of correction or other documents as may be reasonably requested or required to effectuate the parties' intent of this conveyance and permit Grantees the full use and enjoyment of the undivided interest conveyed hereby.

This instrument may be executed in any number of counterparts, each of which, when combined, shall constitute one instrument.

Executed as of the date of the acknowledgement below, but effective as of the Effective Date.

GRANTOR:

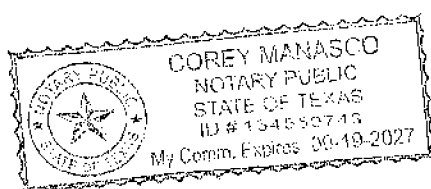

By: Jade McBride Saldana,
dealing in her sole and separate property

STATE OF TEXAS

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COUNTY OF Giles

This instrument was acknowledged before me on June 5, 2026, by Jade McBride Saldana in the capacities herein stated.




Notary Public, State of Texas

EXHIBIT A
TO
MINERAL DEED

PROPERTY

Lands covered by this Mineral Deed:

Being 444.14 acres of land, more or less, located in the Seth Sheldon Survey, Abstract No. 631, Harrison County, Texas, being more particularly described in the following four (4) tracts of land as follows:

Tract 1: Being 100.00 acres of land, more or less, being a part of the Seth Sheldon Survey, Abstract No. 631, Harrison County, Texas, being the same land described in that certain Warranty Deed dated August 24, 1907, from Florence D. Cohn, as Grantor, to Doc Adams, recorded in Volume 68, Page 404 of the Deed Records, Harrison County, Texas.

Tract 2: Being 103.86 acres of land, more or less, a part of the Seth Sheldon Survey, Abstract No. 631, and being the same land described in that certain Deed dated October 23, 1972, from Nellie Glynn Olive and husband, B.M. Olive to Ed McBride, recorded in Volume 717, Page 48 of the Deed Records, Harrison County, Texas.

Tract 3: Being 2.78 acres of land, more or less, a part of the Seth Sheldon Survey, Abstract No. 631, being the same land described in that certain Warranty Deed dated June 15, 1971, from Lena Brown Richardson to Edward McBride and recorded in Volume 698, Page 25 of the Deed Records, Harrison County, Texas.

Tract 4: Being 237.50 acres of land, more or less, (also called 240.00 acres of land, more or less), a part of the Seth Sheldon Survey, Abstract No. 631, and being more particularly described in that certain Deed from Ruby J. Dodd, et al, to Edward McBride, dated April 7, 1971, recorded in Volume 697, Page 462 of the Deed Records, Harrison County, Texas.

End of Exhibit "A"