

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.

TRUST DISTRIBUTION MINERAL DEED

1383

THE STATE OF TEXAS, §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTIES OF WASHINGTON. §

The undersigned, ERVIN F. HEFFLEY, Trustee, Grantor herein, of Colorado County, Texas, for and in consideration hereinafter stated, as a distribution to the beneficiaries entitled to said property and in accordance with their shares, have GIVEN, GRANTED, and CONVEYED and by these presents do GIVE, GRANT, and CONVEY unto the following beneficiaries, Grantees herein:

1. ERVIN F. HEFFLEY, whose mailing address is 4475 Hwy 71S, Columbus, Texas 78934, an undivided three-eighths (3/8th) interest;
2. RICHARD HEFFLEY, whose mailing address is 227 Tait Street, Columbus, Texas 78934, an undivided three-eighths (3/8th) interest;
3. RHONDA MACHLAN, whose mailing address is 204 Parke Street, Williamsburg, VA 23185, an undivided one-eighth (1/8th) interest; and
4. KIM A. TOWNSEND, whose mailing address is 9163 Hwy 19N, Athens, Texas 75752, an undivided one-eighth (1/8th) interest;

all of Grantor's mineral and royalty rights in and to the following described property situated in Washington County, Texas, and described as follows:

All that tract or parcel of land situated in Washington County, Texas, out of the William S. Newman Survey, A-166, the David Ayres League and the J. Hunt Survey and being a portion of the 479 acre tract described in a Deed of Trust from Irvin T. Driskill to A.W. Hodde, dated October 17, 1955, and recorded in Volume 19, Page 32, Deed of Trust Records of Washington County, Texas, and being further described in Deed dated December 29, 1980 from Ervin F. Heffley, Trustee to Ronald E. Hall and wife, Eleanor J. Hall, recorded in Volume 406, Page 683, of the Deed Records of Washington County, Texas, to which reference is herein made for all purposes.

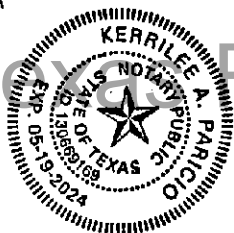
TO HAVE AND TO HOLD the above-described property, together with all and singular rights and appurtenances thereto in anywise belonging, unto said Grantees, their successors, heirs and assigns, forever, and the undersigned do hereby bind themselves, their successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the said mineral interests unto said Grantees, their successors, heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part hereof.

EXECUTED this the 6th day of July, 2023.


ERVIN F. HEFFLEY, TRUSTEE

THE STATE OF TEXAS, §
COUNTY OF COLORADO. §

The above instrument was acknowledged before me on this the 6th day of July, 2023, ERVIN F. HEFFLEY, in his capacity as Trustee.




Notary Public, State of Texas.

**PREPARED IN THE OFFICE OF AND
AFTER RECORDING RETURN TO:**
TREFNY LAW FIRM
P. O. Box 458
415 Spring Street
Columbus, Texas 78934
Tel: (979) 732-2301

FILED AND RECORDED
2023 JUL 10 AM 11:05

BETH A. PORTMAN
WASHINGTON COUNTY CLERK

Texas Royalty Brokers