

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

EXECUTOR'S MINERAL DEED

Date: February 26, 2019

Grantor: Ray Don Fisher, Independent Executor of the Estate of Lavella Gean Nixon, Deceased

Grantor's Mailing Address: 301 Creekview Way
New Braunfels, Texas 78130

Grantee: Benjamin Freeny Roberts

Grantee's Mailing Address: 5100 Leghorn Cove
Round Rock, Texas 78681

Consideration:

Ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including improvements):

All of Grantor's undivided interest in all mineral interests in Karnes County, Texas, including the mineral interests owned in the property described on Exhibit A attached hereto and incorporated herein by reference.

All of the above described property being subject to any valid and subsisting oil, gas and mineral lease of record in which said lands are situated.

Reservations from and Exceptions to Conveyance and Warranty:

None.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, 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, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Estate of Lavella Gean Nixon, Deceased

By: Ray Don Fisher
Ray Don Fisher, Independent Executor

STATE OF TEXAS

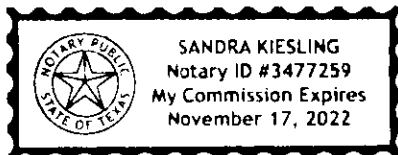
§

§

COUNTY OF COMAL

§

This instrument was acknowledged before me on February 26, 2019, by Ray Don Fisher, Independent Executor of the Estate of Lavella Gean Nixon, Deceased.



Sandra Kiesling
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF

Mason S. Standley
REAGAN BURRUS PLLC
401 Main Plaza, Suite 200
New Braunfels, Texas 78130
(830) 625-8026

AFTER RECORDING RETURN TO:

Mason S. Standley
REAGAN BURRUS PLLC
401 Main Plaza, Suite 200
New Braunfels, Texas 78130
(830) 625-8026

EXHIBIT A

26.463 acres of land, more or less, being described in three tracts as follows:

Tract One: 15.87 acres, more or less, being a part of the Carlos Martinez 15 League Grant, Abstract 6, Karnes County, Texas, being further described in Mineral Gift Deed dated January 1, 1997 by Freeny, Inc. to Lavella Nixon, recorded in Volume 697, Page 628, Deed Records, Karnes Co., Tx.

Tract Two: 8.02 acres, more or less, being a part of the Carlos Martinez 15 League Grant, Abstract 6, Karnes County, Texas, being further described in Deed dated April 2, 1980 from Clarence L. Freeny et ux, Katherine Freeny to Helmuth Schuenemann et ux, Jo Ellen Schuenemann, recorded in Volume 499, Page 994, Deed Records, Karnes Co., Tx.

Tract Three: 2.573 acres of land, more or less, being a part of the Carlos Martinez 15 League Grant, Abstract 6, Karnes County, Texas, being further described in Mineral Gift Deed dated June 1, 1999 by Freeny, Inc. to Lavella Nixon, recorded in Volume 732, Page 495, Deed Records, Karnes Co., Tx.

Texas Royalty Brokers

Texas Royalty Brokers

FILED AND RECORDED**Instrument Number: 201900000814**

Filing and Recording Date: 03/04/2019 11:01:02 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL RECORDS of Karnes County, Texas.

*Carol Swize*Carol Swize, County Clerk
Karnes County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

areyes

Texas Royalty Brokers

Texas Royalty Brokers