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MINERAL AND ROYALTY DEED

Texas Royalty Brokers

THE STATE OF TEXAS }

}

COUNTY OF REAGAN }

Grantor: KERRY BARLOW GRAHAM,
A MARRIED PERSON, DEALING IN HIS SOLE AND SEPARATE PROPERTY
13230 Regency Forest
San Antonio, Texas 78249

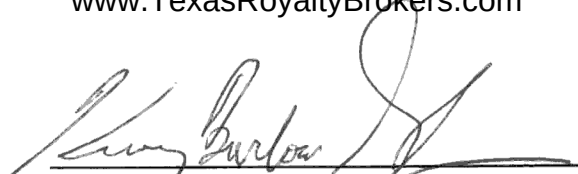
Grantee: GRAHAM SONS MINERALS, LLC, a Texas limited liability company
P.O. Box 75506
Seattle, Washington 98175

For valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, sell, assign, and convey to Grantee all of Grantor's right, title and interest in and to all of the oil, gas, and other minerals, royalties, and nonparticipating royalties, in and under and that may be produced from the lands described in Exhibit "A", to have and to hold unto Grantee and Grantee's successors and assigns forever.

Signed on the date acknowledged below, but effective as of December 1, 2023 (the "Effective Date").

[Signature on following page]

Texas Royalty Brokers

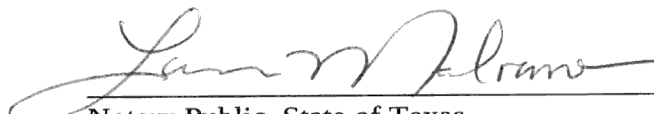

KERRY BARLOW GRAHAM

ACKNOWLEDGEMENT

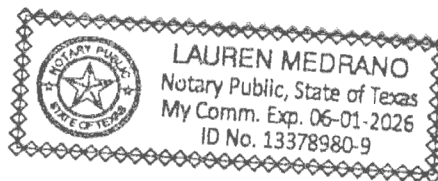
STATE OF TEXAS §
 §
COUNTY OF Bexar §

On this day personally appeared before me Kerry Barlow Graham, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 26 day of December, 2023.


Notary Public, State of Texas

Texas Royalty Brokers



Texas Royalty Brokers

Exhibit A

320 acres of land, more or less, being the West Half (W/2) of Section 192, Block 2, Abstract No. 64, T&P Ry. Co. Survey, Reagan County, Texas.

End of Exhibit A

Texas Royalty Brokers

After recording, return to:

C Robin Graham
P.O. Box 75506
Seattle, Washington 98175

Texas Royalty Brokers

Texas Royalty Brokers

FILED

AT 9:14:03 AM

on January 16, 2024

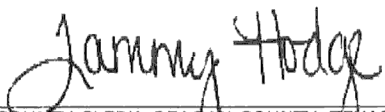
INS. NO. 2024-143383

Texas Royalty Brokers

STATE OF TEXAS

COUNTY OF REAGAN

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Reagan County, Texas.



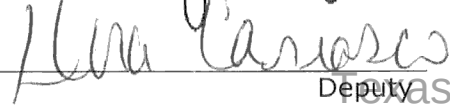
COUNTY CLERK, REAGAN COUNTY, TEXAS





County Clerk, Reagan County, Texas

OFFICIAL PUBLIC RECORDS

By 

Deputy

Vol. 481 Page 172
Recorded January 16, 2024

Texas Royalty Brokers