2026-00003540
OPR Vol: 2361 P: 339
06/29/2026 12:46:42 PM Pages: 5 MD
Jury Padron County Clerk, Howard County, TX

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MINERAL AND ROYALTY DEED

KNOWN BY THE PRESENTS:

That, **Walter S. Rankin, Jr., Trustee of the Susie Snyder Rankin Trust Created by the Last Will and Testament of Susie Snyder Rankin**, 513 N. 13th St, Wolfforth, 79382, hereinafter called Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign, and deliver unto **Stride Bank, N.A., Co-Trustee of the Umbrella Trust dated December 30, 2025**, c/o Stride Bank Wealth Management, Attn Kristy Skidmore, 324 W. Broadway Ave, Enid, OK, 73701, hereinafter called Grantee, an undivided on-half (1/2) of its right title and interest in and to all of the oil, gas, royalty and other minerals in and under and that may be produced from those certain lands situated in Howard & Mitchell Counties, State of Texas, described on "Exhibit A", attached hereto and made a part hereof.

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Including, but not limited to those minerals underlying the oil and gas leases of record that were wholly or partially contributed to those leases listed on Exhibit "A", attached hereto and made a part hereof.

Together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands of oil, gas, royalty and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of improvements.

Notwithstanding, it is the specific intent of this instrument to convey into Grantee an undivided one-half (1/2) of all Grantor's right, title and interest in the lands described on "Exhibit A", whether or not Grantor's interests are fully or correctly described herein. Said Grantee, to receive an undivided one-half (1/2) of all bonuses, rents, royalties, production payments or monies of any nature accrued in the past or future. It is further understood that this is a transfer of an undivided one-half (1/2) of production payments and pooled acreage benefits to Grantee.

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This Mineral Deed is made subject to any rights now existing to any lessee or assigns under subsisting oil and gas leases of record heretofore executed; it being understood and agreed Grantee shall have, receive, and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said leases insofar as they cover the above-described lands, precisely as if the Grantee herein had been at the date of the making of said leases the owner of a similar undivided interest in and to the lands described and Grantee one of the lessors therein.

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Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD The above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein its successors and assigns forever, and Grantor does hereby warrant said title to Grantee, its successors and assigns forever, and does hereby agree to defend all and singular the said property unto the said Grantee herein, its successors and assigns against every person whomsoever claiming or to claim the same or any part hereof.

WITNESS my hand this 5th day of June, 2026,

Susie Snyder Rankin Trust, Created under the Last Will and Testament of Susie Snyder Rankin

By: **Walter S. Rankin, Jr., Trustee**

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STATE OF TEXAS)
) SS.
COUNTY OF Lubbock)

The foregoing instrument was acknowledged before me this 5th day of June, 2026, by Walter S. Rankin, Jr., Trustee of the Susie Snyder Rankin Trust, Created under the Last Will and Testament of Susie Snyder Rankin, and he acknowledged to me that he executed the within and foregoing instrument as his free and voluntary act and deed, and as the free and voluntary act for said limited liability company, for the uses and purposes therein set forth.

My commission expires: 01/09/2027
Commission No. 13413442-6

Notary Public

RAFAELA A. HERNANDEZ
Notary Public, State of Texas
Notary ID #13413442-6
My Commission Expires 01-09-2027

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EXHIBIT "A"

Attached to and made apart of that certain Mineral Deed from Walter S. Rankin, Jr., Trustee of the Susie Snyder Rankin Trust, Created by the Last Will and Testament of Susie Snyder Rankin, as Grantor to Stride Bank, N.A., Co-Trustee of the Umbrella Trust dated December 30, 2025, as Grantee

Lease Name: Snyder A (SW/4 and W/2 SE/4 Section 21)

Lease Date:	April 4, 1939
Lessor:	D. H. Snyder, et ux
Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 104, Page 416
Description:	All of the SW/4 and the W/2 SE/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey, Howard County, Texas

Lease Date:	April 4, 1939
Lessor:	D. H. Snyder, et ux
Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 104, Page 421
Description:	All of the SW/4 and the W/2 SE/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey Howard County, Texas

Lease Date:	April 4, 1939
Lessor:	D. H. Snyder, et ux
Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 104, Page 427
Description:	All of the SW/4 and the W/2 SE/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey

Lease Name: Snyder B (All of Section 22)

Lease Date:	March 14, 1941
Lessor:	D. H. Snyder, et ux
Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 109, Page 318
Description:	E/2 NE/4 and the S/2 of Section 22, Block 30, T1S, T&P Ry Co. Survey

Lease Date:	March 30, 1939
Lessor:	D. H. Snyder
Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 103, Page 509

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Description: NW/4 of Section 22, Block 30, T1S, T&P Ry Co. Survey

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Lease Date: May 1, 1939
Lessor: D. H. Snyder, et al
Lessee: D. C. Reed
Recording Data: Volume 105, Page 93
Description: W/2 NE/4 of Section 22, Block 30, T1S, T&P Ry Co. Survey

Lease Name: Snyder C (S/2 SE/4 Section 28)

Lease Date: February 15, 1935
Lessor: D. H. Snyder, et ux
Lessee: John I. Moore
Recording Data: Volume 92, Page 208
Description: S/2 SE/4 of Section 28, Block 30, T1S, T&P Ry Co. Survey

Lease Name: Snyder D (NE/4 SW/4 NE/4 and NW/4 NE/4 Section 28)

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Lease Date: November 10, 1956
Lessor: Susie B. Snyder, Individually and as Independent Executrix and Trustee of the Estate of D. H. Sndyer, deceased
Lessee: D. H. Sndyer, Jr.
Recording Data: Volume 235, Page 116
Description: NE/4 SW/4 NE/4 of Section 28, Block 30, T1S, T&P Ry Co. Survey

Lease Date: May 1, 1939
Lessor: D. H. Snyder, et ux
Lessee: D. C. Reed
Recording Data: Volume 109, Page 594
Description: NW/4 NE/4 of Section 28, Block 30, T1S, T&P Ry Co. Survey

Lease Name: Snyder E (N/2, E/2 SE/4 Section 21 and NE/4 NE/4 Section 28)

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Lease Date: August 1, 1939
Lessor: D. H. Snyder, et ux
Lessee: Fleming-Kimbell Corporation
Recording Data: Volume 105, Page 279
Description: E/2 SE/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey

Lease Date: August 30, 1941
Lessor: D. H. Snyder, et ux

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Lessee:	F.H.E. Oil Company, et al
Recording Data:	Volume 109, Page 581
Description:	NE/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey

Lease Date:	May 1, 1939
Lessor:	D. H. Snyder, et ux
Lessee:	D. C. Reed
Recording Data:	Volume 105, Page 84
Description:	NW/4 of Section 21, Block 30, T1S, T&P Ry Co. Survey

Lease Date:	September 24, 1953
Lessor:	Susie B. Snyder, Individually and as Independent Executrix and Trustee of the Estate of D. H. Snyder, deceased
Lessee:	Fleming Oil Company, et al
Recording Data:	Volume 191, Page 69
Description:	NE/4 NE/4 of Section 28, Block 30, T1S, T&P Ry Co. Survey

Lease Name: Snyder F (All of Section 24)

Lease Date:	May 22, 1945
Lessor:	D. H. Snyder, et ux
Lessee:	Fleming Oil Company, et al
Recording Data:	Volume 126, Page 385
Description:	All of Section 24, Block 30, T1S, T&P Ry Co. Survey Howard and Mitchell Counties, Texas

After recording return to: Lost Creek Associates, LLC, P. O. Box 32166, Edmond, OK 73003

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First B/V/P of this recording: B: OPR V: 2361 P: 339

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STATE OF TEXAS
COUNTY OF HOWARD
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Volume and Page stamped here on of the Named Records of Howard County, as stamped hereon by me.

Jury Padron, County Clerk

Recorded By: Staci Jackson, Deputy

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

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Record and Return To: STRIDE BANK
324 W BROADWAY AVE
ENID, OK 73701

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