







Deed into Seller

attached hereto in Exhibit "A" consisting of 1 page, said Exhibit "A" being incorporated herein for all purposes.

Reservations from Conveyance and Warranty:

There is hereby saved and excepted from the conveyance and reserved unto Grantor, Grantor's heirs, successors and assigns an undivided one-half (1/2) of the oil, gas and other minerals in and under and that may be saved and produced from the Property **owned by Grantor** together with the right of ingress and egress at all times for the purpose of drilling for, exploring, operating, producing, and developing the Property for oil, gas and other minerals and removing the same from the Property; provided however, Grantee and Grantee's successors and assigns shall have and hold and is hereby conveyed 100% of the Grantor's Executive Rights (exclusive of one-half (1/2) of any and all the bonus) so that Grantee, Grantee's successors and assigns will have the exclusive right and power to execute oil and gas leases without the joinder of Grantor or any other person and with or without pooling provisions. The royalty under any oil, gas and other mineral lease or other arrangements will be at least 3/16ths unless Grantor consents to less and Grantor will provide Grantee with an executed copy of any and all oil, gas and other mineral leases. Grantor and Grantee will each receive one-half (1/2) of the bonus money, delay rentals, royalty, shut-in royalty, and any other payment(s) or benefit(s) under any oil, gas, and other mineral leases(s) or other arrangement(s) pertaining to the oil, gas and other minerals other than surface damages, but each of Grantors' and Grantee's interest will be burdened by 1/2 of any outstanding reservation as of the date hereof.

Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to the following matters, but only to the extent the same are valid and enforceable and affect the Property:

Rights or claims, if any, of adjoining property owner(s) in and to that portion of the property lying between the property line(s) and the fence(s) located inside the property lines;

Rights or claims, if any, of others, in and to the property located between the property line(s) and the fence(s) located outside the property lines;

Terms, conditions and stipulations of that certain Oil and Gas Lease dated March 18, 1944, executed by Georgia Neubauer, to Texill Oil and Royalty Company, recorded in Volume 216, Page 477, of the Deed Records of Gonzales