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.

## MINERAL AND ROYALTY DEED

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THE STATE OF TEXAS

COUNTY OF WINKLER

KNOW ALL BY THESE PRESENTS:

THAT whose address is hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell, Convey, Assign, and Deliver unto whose address is hereinafter called "Grantee", ALL (100%) of Grantor's right, title, and interest, including any and all mineral interests, royalty interests, leasehold interests, and production payment interests in and to all of the oil, gas and all other minerals underlying and that may be produced and mined from the following described lands situated in the County of Winkler, State of Texas, to wit:

## **Legal Location**

Together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting, marketing and removing the same therefrom. For the same consideration, Grantor also grants, bargains, sells, conveys, assigns and delivers all of Grantor's future interest and after-acquired title in and to the herein described property. This grant is made subject to any rights now existing in any lessee or assigns under any valid subsisting oil, gas, mineral lease, heretofore executed covering the property, or any part thereof, herein described duly and legally filed of record in the County where the herein described property is situated and Grantee shall have, receive, and enjoy the herein conveyed undivided interest in and to any bonuses, delay rentals, royalties, and all other benefits which may accrue thereunder, from and after the date hereof as well as any suspended or accrued bonuses, delay rentals, royalties, or the proceeds thereof or any other funds which may have heretofore accrued, owned by Grantor, produced from the herein described property or property pooled therewith, held by any lessee, assignee, oil gatherer, or pipeline purchaser agency. Grantor does hereby appoint Grantee to be Grantor's agent and attorney-in-fact for the specific purpose of executing and delivering such division or transfer orders or other documents as may be

necessary and appropriate to evidence the transfer of ownership of the interests affected hereby in the records of any company paying bonuses, royalties on production from the land above described or lands pooled therewith or other benefits attributable to the interest herein transferred. Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted.

TO HAVE AND TO HOLD the above described property with all and singular the rights, privileges and appurtenances thereunder or any wise belonging to said Grantee herein, his heirs, administrators, executors and assigns forever, and Grantor does hereby bind himself, his heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto the said Grantee herein, and Grantee's heirs, administrators, executors and assigns against every person whomsoever claiming or to claim the same or any part thereof. Grantor for the consideration aforesaid does hereby release, relinquish and quitclaim unto Grantee all of Grantor's rights or possibilities of dower, courtesy and homestead in and to said lands.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**GRANTOR:** 

ACKNOWLEDGMENT

STATE OF IDAHO }

COUNTY OF \_\_\_\_\_ }

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by

Notary Public, State of Idaho Printed Name: Comm. Expires:

SEAL