



ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

13 Producing Royalty Interest Wells
Located in ELLIS (TX),JOHNSON (TX)



ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Property Summary

The assets in this package are located within the Barnett Shale in Ellis and Johnson Counties, Texas. The Barnett Shale enjoys the title of the second largest shale gas play in the country, being the play that started the United States'™ gas shale boom. With the proliferation of horizontal drilling and fracking technology, the Barnett Shale has extended into 24 counties with tens of thousands of producing wells. Additionally, the Barnett continues to see strong production numbers, making up 31% of Texas gas production and containing 40 trillion cubic feet of natural gas. Gas production continues to be around 2 trillion cubic feet per year.

Package Details

- 13 Producing Wells
 - 13 Horizontal
 - 0 Vertical
- Royalty Interest

Location

- ELLIS (TX), JOHNSON (TX)
- Formation(s)
 - BARNETT SHALE

Production Breakdown

- 0.00% - Oil
- 100.00% - Gas
- 0.00% - NGL

Cash Flow

- \$58.24 Per Month
 - Cash Flow Represents 100.00% of Check Statements

Operator(s)

- UPP OPERATING, LLC



ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Package Contents

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**ELLIS TX_JOHNSON TX - BARNETT SHALE Producing
Royalties**

Check Revenue Statement



ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Check Revenue Statement

Production Months

Operator	Mar-2019	Apr-2019	May-2019	Jun-2019			Average
UPP OPERATING, LLC	\$67.60	\$57.77	\$55.35	\$52.22			\$58.24
<i>* Cash flow reflects the sale of 100.00% of the assets shown on the check statements paid by UPP OPERATING, LLC in this package.</i>							
Package Totals:	\$67.60	\$57.77	\$55.35	\$52.22			\$58.24

* Note: Blank boxes indicate no revenue data available for that month



ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Check Statements



UPP OPERATING, LLC
1001 FANNIN, SUITE 1100
HOUSTON, TX 77002
1-833-282-1951

107167

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Check Date: 8/26/2019

Owner 1185657 ANDY H HOWARD AND LINDA HOWARD TRUSTEES OF

Property #		Property Name				ST	County			Operator Name						
Sale Mo/Yr	P R D	BBL/ MCF/ GAL	BTU/ GRAV	Price	Gross Value	Gross Taxes	Gross Deducts	Net Value	Decimal Interest	Int Type	Owner Gross Value	Tax Code	Owner Tax Amount	Deduct Code	Owner Deduct Amount	Owner Net Value
421120982		BONTKE UNIT #13H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	780.31	0.967	2.27	1774.34	72.42	585.95	965.13	0.00081388	RI	1.44	ST	0.06	GATHE	0.00	1.24
05/19						0.52	60.99					REG	0.00	TRT	0.05	
05/19						-25.30	114.63					SEVSA	0.00	TRN	0.09	
06/19	G	570.18	0.970	2.38	1357.37	-18.49	84.94	750.90	0.00081388	RI	1.10	SEVSA	0.00	TRN	0.07	0.94
06/19						56.35	44.88					ST	0.05	TRT	0.04	
06/19						0.38	438.41					REG	0.00	GATHE	0.00	
421120983		BONTKE UNIT #12H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	2990.25	0.969	2.28	6816.24	-96.96	440.35	3712.53	0.00081388	RI	5.55	SEVSA	0.00	TRN	0.36	4.77
05/19						278.59	234.29					ST	0.23	TRT	0.19	
05/19						2.01	2245.43					REG	0.00	GATHE	0.00	
06/19	G	2776.19	0.969	2.38	6605.15	-90.02	413.34	3652.87	0.00081388	RI	5.38	SEVSA	0.00	TRN	0.34	4.64
06/19						274.10	2134.62					ST	0.22	GATHE	0.00	
06/19						1.86	218.38					REG	0.00	TRT	0.18	
421120994		BONTKE UNIT #6H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	3581.75	0.957	2.25	8065.01	147.85	521.03	4478.03	0.00081388	RI	6.56	ST	0.12	TRN	0.42	5.79
05/19						2.40	2689.59					REG	0.00	GATHE	0.00	
05/19						-51.10	277.21					SEVSA	0.00	TRT	0.23	
06/19	G	2840.98	0.957	2.35	6676.91	124.41	417.84	3768.10	0.00081388	RI	5.43	ST	0.10	TRN	0.34	4.81
06/19						-40.53	220.75					SEVSA	0.00	TRT	0.18	
06/19						1.91	2184.43					REG	0.00	GATHE	0.00	
421121151		BONTKE UNIT #5H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	1605.04	0.960	2.26	3622.35	0.00	234.02	2057.49	0.00081388	RI	2.95	SEVSA	0.00	TRN	0.19	2.66
05/19						0.00	124.51					ST	0.00	TRT	0.10	
05/19						1.08	1205.25					REG	0.00	GATHE	0.00	
06/19	G	939.95	0.960	2.36	2214.38	0.63	138.57	1279.24	0.00081388	RI	1.80	REG	0.00	TRN	0.11	1.63
06/19						0.00	73.21					SEVSA	0.00	TRT	0.06	
06/19						0.00	722.73					ST	0.00	GATHE	0.00	
421121170		BONTKE UNIT #4H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	3496.97	0.957	2.25	7869.77	157.04	508.41	4359.97	0.00081388	RI	6.41	ST	0.13	TRN	0.41	5.65
05/19						2.35	270.50					REG	0.00	TRT	0.22	
05/19						-54.43	2625.93					SEVSA	0.00	GATHE	0.00	
06/19	G	3199.82	0.957	2.35	7516.07	-49.80	2460.35	4232.09	0.00081388	RI	6.12	SEVSA	0.00	GATHE	0.00	5.42
06/19						152.43	470.35					ST	0.12	TRN	0.38	
06/19						2.15	248.50					REG	0.00	TRT	0.20	
421121358		BONTKE UNIT #2H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	3027.57	0.961	2.26	6844.81	-98.17	235.27	3711.51	0.00081388	RI	5.57	SEVSA	0.00	TRT	0.19	4.79
05/19						278.52	442.20					ST	0.23	TRN	0.36	
05/19						2.03	2273.45					REG	0.00	GATHE	0.00	
06/19	G	2792.85	0.961	2.36	6590.43	-90.56	2147.43	3629.06	0.00081388	RI	5.36	SEVSA	0.00	GATHE	0.00	4.62
06/19						272.32	412.42					ST	0.22	TRN	0.34	
06/19						1.87	217.89					REG	0.00	TRT	0.18	
421121359		BONTKE UNIT #1H						TX	ELLIS		UPP OPERATING, LLC					
05/19	G	4238.09	0.963	2.26	9595.66	-137.42	619.91	5207.30	0.00081388	RI	7.81	SEVSA	0.00	TRN	0.50	6.72
05/19						2.84	3182.45					REG	0.00	GATHE	0.00	
05/19						390.76	329.82					ST	0.32	TRT	0.27	
06/19	G	4041.95	0.963	2.36	9551.91	2.71	597.75	5263.85	0.00081388	RI	7.77	REG	0.00	TRN	0.49	6.70
06/19						-131.06	3107.86					SEVSA	0.00	GATHE	0.00	
06/19						394.99	315.61					ST	0.32	TRT	0.26	
421121484		ROTEN UNIT #2H						TX	JOHNSON		UPP OPERATING, LLC					
05/19	G	6979.98	0.968	2.28	15893.69	-132.78	546.30	8819.07	0.00012347	RI	1.96	SEVSA	0.00	TRT	0.07	1.71
05/19						388.25	5241.38					ST	0.05	GATHE	0.00	
05/19						4.68	1026.79					REG	0.00	TRN	0.13	
06/19	G	6143.75	0.968	2.38	14601.68	362.37	4723.94	8231.60	0.00012347	RI	1.80	ST	0.04	GATHE	0.00	1.59
06/19						-116.87	482.76					SEVSA	0.00	TRT	0.06	
06/19						4.12	913.76					REG	0.00	TRN	0.11	
421121601		ROBERTS UNIT #4H						TX	JOHNSON		UPP OPERATING, LLC					
05/19	G	3065.59	0.969	2.28	6986.96	285.55	2302.00	3805.22	0.00120143	RI	8.39	ST	0.34	GATHE	0.00	7.22

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Check Date: 8/26/2019

Owner 1185657 ANDY H HOWARD AND LINDA HOWARD TRUSTEES OF

Property #	Property Name				ST	County				Operator Name						
Sale Mo/Yr	P R D	BBL/ MCF/ GAL	BTU/ GRAV	Price	Gross Value	Gross Taxes	Gross Deducts	Net Value	Decimal Interest	Int Type	Owner Gross Value	Tax Code	Owner Tax Amount	Deduct Code	Owner Deduct Amount	Owner Net Value
05/19						-99.41	451.38					SEVSA	0.00	TRN	0.54	
05/19						2.06	240.16					REG	0.00	TRT	0.29	
06/19	G	2824.00	0.969	2.38	6717.93	1.89	420.40	3714.96	0.00120143	RI	8.07	REG	0.00	TRN	0.51	6.96
06/19						278.76	2171.38					ST	0.33	GATHE	0.00	
06/19						-91.57	222.11					SEVSA	0.00	TRT	0.27	
421121638																
05/19	G	873.71	0.969	2.28	1991.13	0.59	68.44	1137.39	0.00120143	RI	2.39	REG	0.00	TRT	0.08	2.16
05/19						0.00	128.63					SEVSA	0.00	TRN	0.15	
05/19						0.00	656.08					ST	0.00	GATHE	0.00	
06/19	G	952.59	0.969	2.38	2265.88	0.64	141.80	1316.08	0.00120143	RI	2.72	REG	0.00	TRN	0.17	2.46
06/19						0.00	74.91					SEVSA	0.00	TRT	0.09	
06/19						0.00	732.45					ST	0.00	GATHE	0.00	
421121650																
05/19	G	4865.28	0.964	2.27	11029.33	449.44	379.11	5989.32	0.00071367	RI	7.87	ST	0.32	TRT	0.27	6.77
05/19						-157.76	712.54					SEVSA	0.00	TRN	0.51	
05/19						3.26	3653.42					REG	0.00	GATHE	0.00	
06/19	G	4482.60	0.964	2.37	10606.18	438.87	350.66	5848.58	0.00071367	RI	7.57	ST	0.31	TRT	0.25	6.54
06/19						3.01	3446.68					REG	0.00	GATHE	0.00	
06/19						-145.35	663.73					SEVSA	0.00	TRN	0.47	
421121651																
05/19	G	2434.27	0.966	2.27	5529.47	225.57	357.22	3005.99	0.00071367	RI	3.95	ST	0.16	TRN	0.25	3.40
05/19						-78.93	190.06					SEVSA	0.00	TRT	0.14	
05/19						1.63	1827.93					REG	0.00	GATHE	0.00	
06/19	G	2340.07	0.966	2.37	5548.21	1.57	347.20	3062.76	0.00071367	RI	3.96	REG	0.00	TRN	0.25	3.42
06/19						-75.88	183.44					SEVSA	0.00	TRT	0.13	
06/19						229.83	1799.29					ST	0.16	GATHE	0.00	
421121652																
05/19	G	1693.94	0.964	2.27	3839.76	0.00	1272.01	2186.57	0.00071367	RI	2.74	SEVSA	0.00	GATHE	0.00	2.47
05/19						0.00	248.06					ST	0.00	TRN	0.18	
05/19						1.14	131.98					REG	0.00	TRT	0.09	
06/19	G	1631.43	0.964	2.37	3859.97	0.00	241.55	2235.30	0.00071367	RI	2.75	SEVSA	0.00	TRN	0.17	2.49
06/19						0.00	127.62					ST	0.00	TRT	0.09	
06/19						1.09	1254.41					REG	0.00	GATHE	0.00	
Total of this check					173970.59	3526.45	74023.23									
								96420.91			123.42		3.83		12.02	107.57
								Year to date			265.80		8.20		24.66	232.94

GATHE DEDUCT
 REG REGULATORY FEE
 SEVSA TAX
 ST SEVERANCE / PRODUCTION TAX
 TRN TRANSPORTATION COST
 TRT TREATING

6/12/19 125.31

Owner 1185657 ANDY H HOWARD AND LINDA HOWARD TRUSTEES OF

Property #		Property Name							ST	County			Operator Name					
Sale Mo/Yr	P R D	BBL/ MCF/ GAL	BTU/ GRAV	Price	Gross Value	Gross Taxes	Gross Deducts	Net Value	Decimal Interest	Int Type	Owner Gross Value	Tax Code	Owner Tax Amount	Deduct Code	Owner Deduct Amount	Owner Net Value		
421120982		BONTKE UNIT #13H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	933.80	0.987	2.71	2531.09	49.15	73.72	2260.78	0.00081388	RI	2.06	ST	0.04	TRT	0.06	1.84		
03/19							147.44							TRN	0.12			
04/19	G	734.15	0.984	2.47	1814.47	0.49	109.73	1033.96	0.00081388	RI	1.48	REG	0.00	TRN	0.09	1.28		
04/19						-23.81	58.19					SEVSA	0.00	TRT	0.05			
04/19						77.58	558.33					ST	0.06	GATHE	0.00			
421120983		BONTKE UNIT #12H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	2973.41	0.987	2.72	8084.73	122.87	442.33	7273.80	0.00081388	RI	6.58	ST	0.10	TRN	0.36	5.92		
03/19							245.74							TRT	0.20			
04/19	G	2747.01	0.987	2.48	6809.42	-89.07	411.80	3885.79	0.00081388	RI	5.54	SEVSA	0.00	TRN	0.34	4.78		
04/19						291.57	2089.11					ST	0.24	GATHE	0.00			
04/19						1.84	218.38					REG	0.00	TRT	0.18			
421120994		BONTKE UNIT #6H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	3907.21	0.975	2.67	10443.80	221.16	319.46	9313.41	0.00081388	RI	8.50	ST	0.18	TRT	0.26	7.58		
03/19							589.77							TRN	0.48			
04/19	G	3735.93	0.975	2.45	9147.92	-53.30	293.38	5334.78	0.00081388	RI	7.45	SEVSA	0.00	TRT	0.24	6.62		
04/19						176.13	2841.19					ST	0.14	GATHE	0.00			
04/19						2.51	553.23					REG	0.00	TRN	0.45			
421121151		BONTKE UNIT #5H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	1474.42	0.977	2.70	3980.93		221.16	3636.90	0.00081388	RI	3.24			TRN	0.18	2.96		
03/19							122.87							TRT	0.10			
04/19	G	1008.72	0.977	2.45	2475.75	0.68	79.40	1478.81	0.00081388	RI	2.01	REG	0.00	TRT	0.06	1.83		
04/19						0.00	149.72					SEVSA	0.00	TRN	0.12			
04/19						0.00	767.14					ST	0.00	GATHE	0.00			
421121170		BONTKE UNIT #4H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	3464.88	0.974	2.67	9264.27	196.59	516.05	8281.32	0.00081388	RI	7.54	ST	0.16	TRN	0.42	6.74		
03/19							270.31							TRT	0.22			
04/19	G	3401.35	0.974	2.45	8324.00	2.28	2586.74	4843.13	0.00081388	RI	6.77	REG	0.00	GATHE	0.00	6.00		
04/19						-52.94	503.40					SEVSA	0.00	TRN	0.41			
04/19						174.43	266.96					ST	0.14	TRT	0.22			
421121358		BONTKE UNIT #2H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	3145.43	0.978	2.68	8428.76	368.60	245.74	7347.52	0.00081388	RI	6.86	ST	0.30	TRT	0.20	5.98		
03/19							466.90							TRN	0.38			
04/19	G	2998.78	0.978	2.46	7372.66	-97.24	2280.58	4190.55	0.00081388	RI	6.00	SEVSA	0.00	GATHE	0.00	5.19		
04/19						314.44	445.87					ST	0.26	TRN	0.36			
04/19						2.01	236.45					REG	0.00	TRT	0.19			
421121359		BONTKE UNIT #1H							TX	ELLIS	UPP OPERATING, LLC							
03/19	G	4005.50	0.980	2.69	10763.26	491.47	614.34	9337.99	0.00081388	RI	8.76	ST	0.40	TRN	0.50	7.80		
03/19							319.46							TRT	0.26			
04/19	G	4019.27	0.980	2.46	9896.09	422.36	598.47	5628.83	0.00081388	RI	8.05	ST	0.34	TRN	0.49	6.96		
04/19						-130.33	3056.68					SEVSA	0.00	GATHE	0.00			
04/19						2.70	317.38					REG	0.00	TRT	0.26			
421121484		ROTEN UNIT #2H							TX	JOHNSON	UPP OPERATING, LLC							
03/19	G	6802.72	0.986	2.71	18464.53	485.91	971.82	16520.89	0.00006174	RI	1.14	ST	0.03	TRN	0.06	1.02		
03/19							485.91							TRT	0.03			
03/19	G	6803.82	0.986	2.71	18467.52	485.99	971.97	16523.57	0.00006173	RI	1.14	ST	0.03	TRN	0.06	1.02		
03/19							485.99							TRT	0.03			
04/19	G	6750.64	0.986	2.48	16716.01	4.53	1010.91	9730.65	0.00012347	RI	2.06	REG	0.00	TRN	0.12	1.82		
04/19						-128.42	5133.89					SEVSA	0.00	GATHE	0.00			
04/19						428.35	536.10					ST	0.05	TRT	0.07			
421121601		ROBERTS UNIT #4H							TX	JOHNSON	UPP OPERATING, LLC							
03/19	G	2929.82	0.986	2.70	7923.82	349.58	449.46	6891.73	0.00060072	RI	4.76	ST	0.21	TRN	0.27	4.14		
03/19							233.05							TRT	0.14			
03/19	G	2929.87	0.986	2.70	7923.96	349.59	449.47	6891.84	0.00060071	RI	4.76	ST	0.21	TRN	0.27	4.14		
03/19							233.06							TRT	0.14			
04/19	G	2850.27	0.986	2.48	7064.30	-92.42	226.56	4030.93	0.00120143	RI	8.49	SEVSA	0.00	TRT	0.27	7.35		
04/19						302.46	2167.64					ST	0.36	GATHE	0.00			
04/19						1.91	427.22					REG	0.00	TRN	0.51			

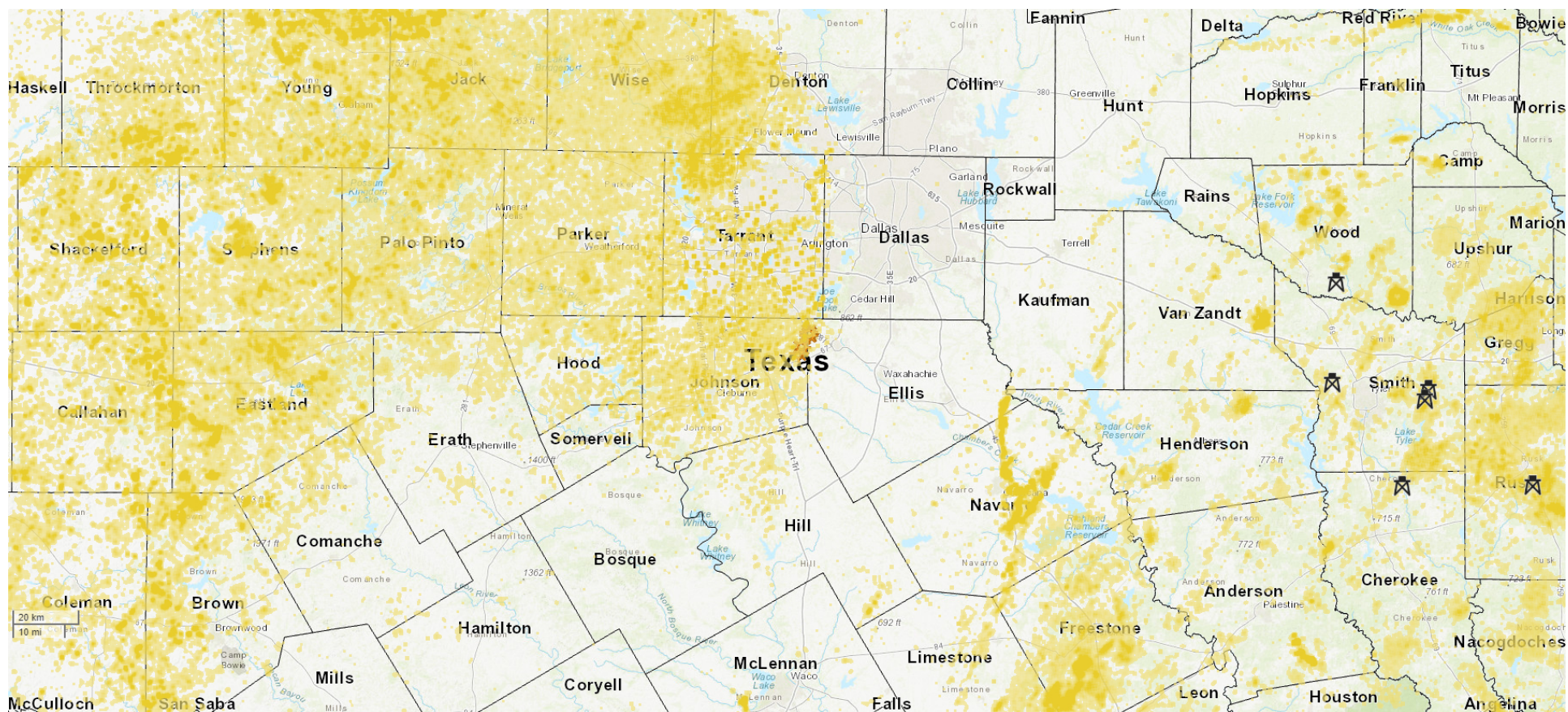


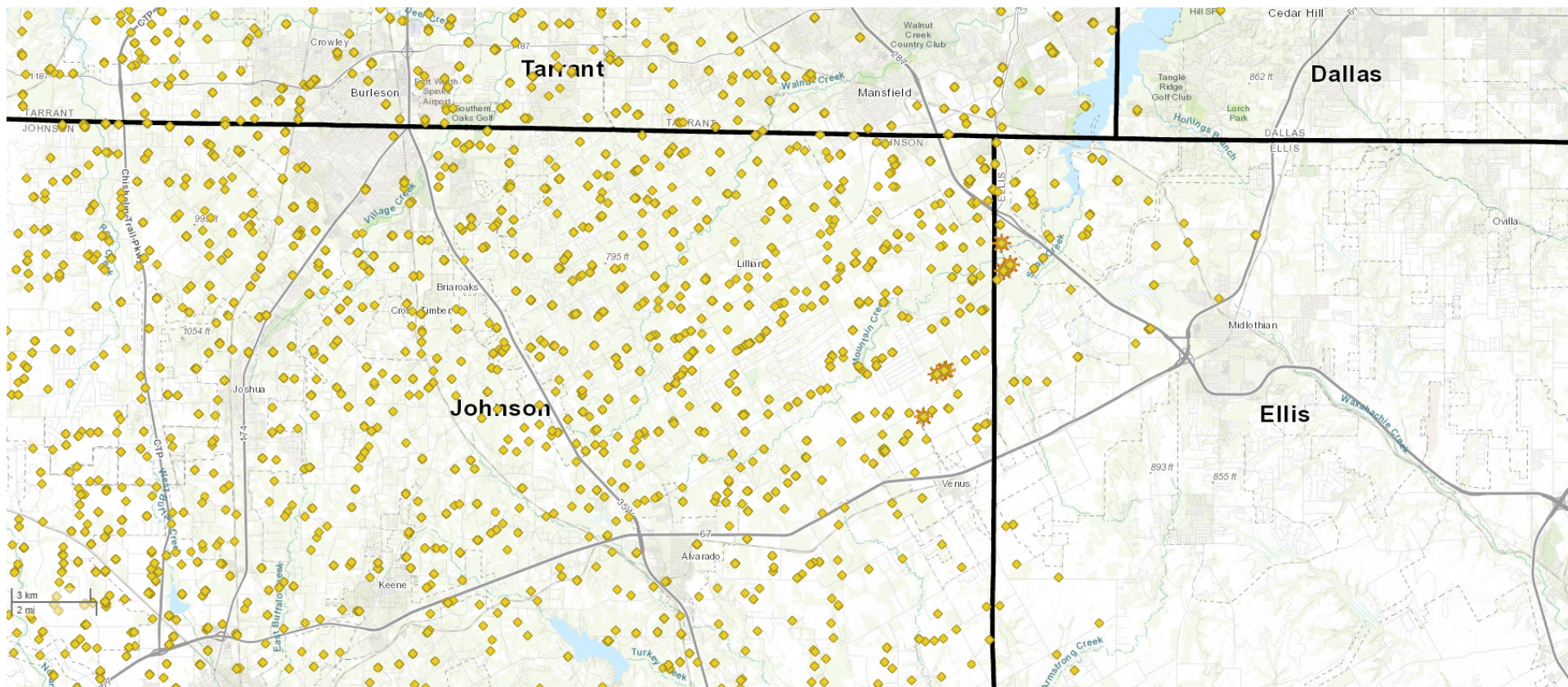
GATHE	DEDUCT
REG	REGULATORY FEE
SEVSA	TAX
ST	SEVERANCE / PRODUCTION TAX
TRN	TRANSPORTATION COST
TRT	TREATING

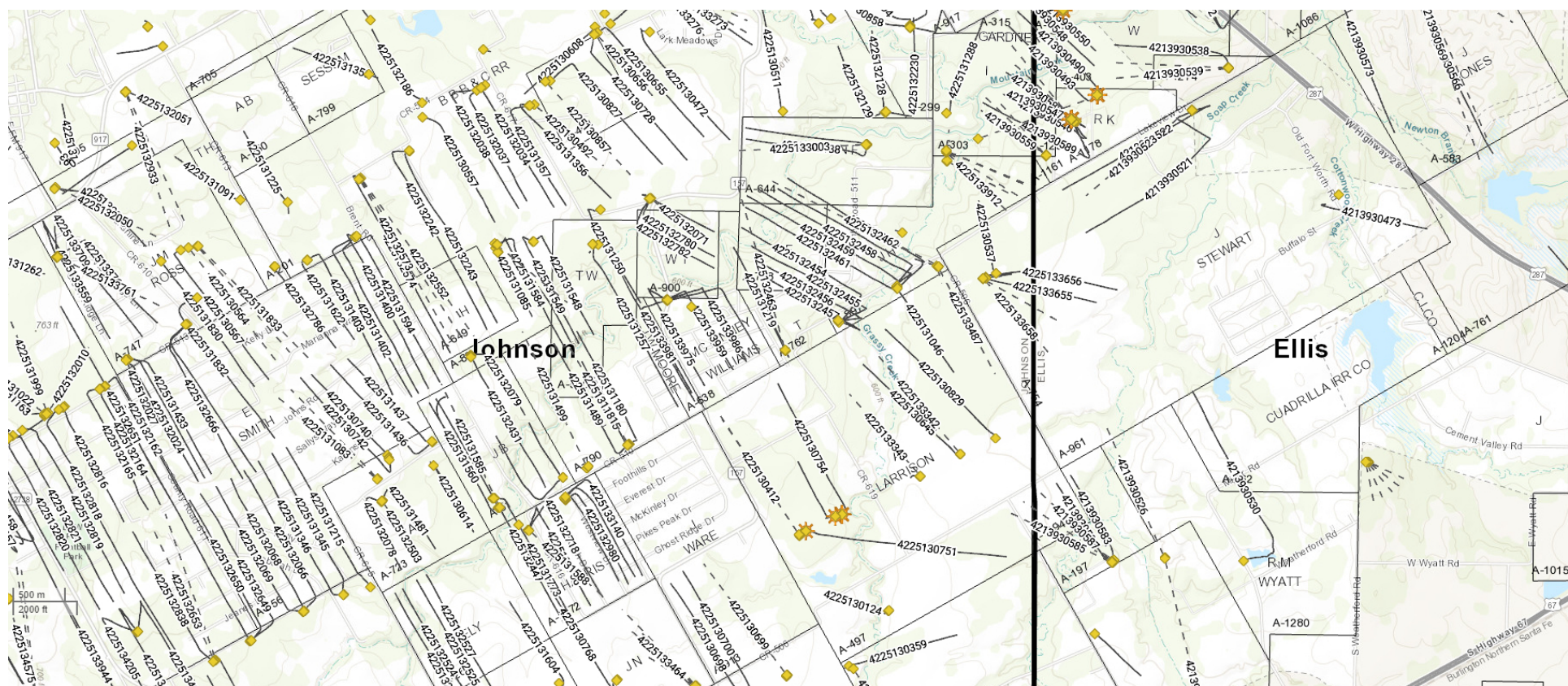


ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Maps





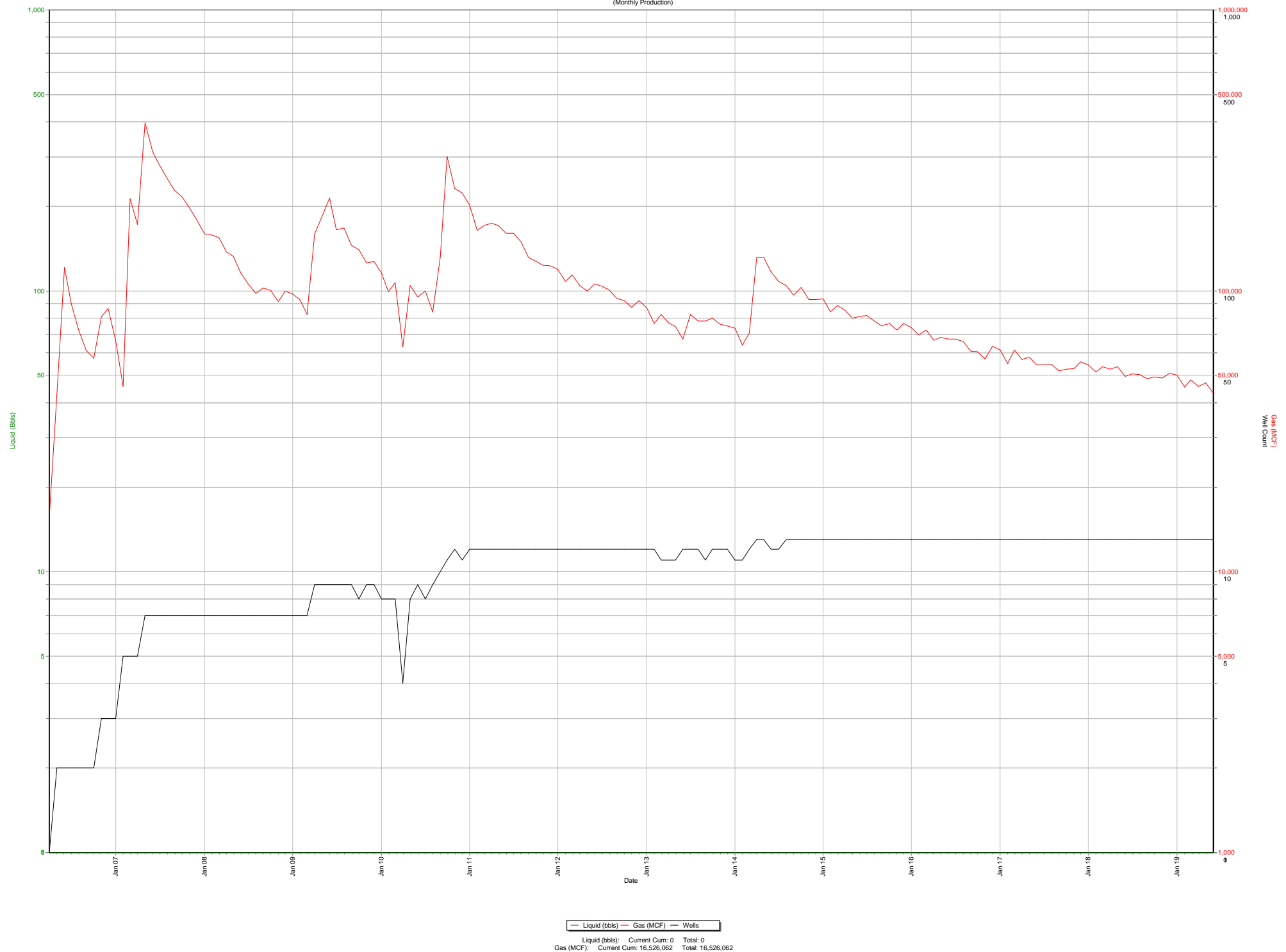




ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Production Graph

Summary page selections
(Monthly Production)





ELLIS TX_JOHNSON TX - BARNETT SHALE Producing Royalties

Source Assignments

34 ①
/m

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Andy and Linda Howard Revocable Trust, whose address is 1904 Hawker Dr, Plano, TX 75023 (hereinafter referred to as "Grantor"), does hereby bargain, sell, transfer, assign, and convey 100.0000% of Grantor's interests in all oil, gas, mineral, royalty, overriding royalty, net profits, and other similar interests in the lands of Ellis County, TX as described in Exhibit "A" unto the following Grantee(s), its/their successors and assigns:

Oak Tree Minerals, LLC
2601 Network Blvd. Suite 404
Frisco, TX 75034

This conveyance is effective as of October 1, 2019 and includes all executive rights, bonuses, and delay rentals applicable to Grantor's interest conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed prior to effective date. All ad valorem taxes attributable to the interests herein conveyed for after the effective date are the responsibility of Grantee(s), its/their successors or assigns.

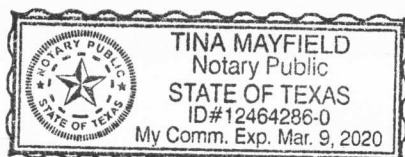
Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Andy and Linda Howard Revocable Trust

State of Tx §
County of Collin §

By: Andy H Howard
Andy H. Howard
Trustee

This instrument was acknowledged before me on September 30, 20 19 by Andy H. Howard.



(notary seal here)

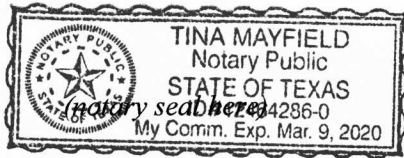
Notary Signature: Tina Mayfield
Notary Name: Tina Mayfield
My Commission Expires: 3/9/20

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

Andy and Linda Howard Revocable Trust

By: Linda Howard
Linda Howard
Trustee

This instrument was acknowledged before me on this 30 day of September, 2019,
by: LINDA Howard



Notary Signature: Tina Mayfield
Notary Name: Tina Mayfield
My Commission Expires: 3/9/20

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

EXHIBIT "A"

Legal Description

Tract 1: 101.00 acres, more or less, out of the Joseph Ware Survey, A-913, Johnson County, Texas, and being more particularly described in that Warranty Deed from J.A. Heath and Wife, Janie Heath to Lerene Gentry, et al, dated June 25, 1945, and recorded in Volume 354, Page 430 of the Deed Records of Johnson County, Texas. Tract 2: 49.74 acres, more or less, out of the I. Gardner Survey, A-1291 and the I. Gardner Survey, A-1292, Ellis County, Texas and being more particularly described in that certain Warranty Deed with Vendor's Lien from Royce P. Heath, et al, to J.R. McCally and wife, Jeanette McCally, dated August 31, 1981, and recorded in Volume 664, Page 1060 of the Deed Records of Ellis County, Texas.

END OF EXHIBIT "A"

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 1930208
ON Oct 07, 2019 at 03:34:00 PM

STATE OF TEXAS **SCANNED** COUNTY OF ELLIS
I hereby certify this instrument was filed on the date
and time stamped hereon and was duly recorded in
the records of Ellis County, Texas as stamped hereon.



Huperto Valdez

COUNTY CLERK, ELLIS COUNTY, TEXAS

OIL, GAS, MINERAL AND ROYALTY CONVEYANCE

For valuable consideration, the receipt of which is acknowledged, Andy and Linda Howard Revocable Trust, whose address is 1904 Hawker Dr, Plano, TX 75023 (hereinafter referred to as "Grantor"), does hereby bargain, sell, transfer, assign, and convey 100.0000% of Grantor's interests in all oil, gas, mineral, royalty, overriding royalty, net profits, and other similar interests in the lands of Johnson County, TX as described in Exhibit "A" unto the following Grantee(s), its/their successors and assigns:

Oak Tree Minerals, LLC
2601 Network Blvd. Suite 404
Frisco, TX 75034

This conveyance is effective as of October 1, 2019 and includes all executive rights, bonuses, and delay rentals applicable to Grantor's interest conveyed herein.

Grantor agrees to pay any ad valorem taxes due on the interests herein conveyed prior to effective date. All ad valorem taxes attributable to the interests herein conveyed for after the effective date are the responsibility of Grantee(s), its/their successors or assigns.

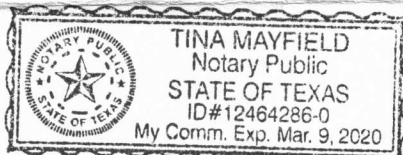
Grantor warrants and agrees to defend the title to the interest herein conveyed against the lawful claims and demands of all parties claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Andy and Linda Howard Revocable Trust

State of TX §
 §
County of Collin §

By: Andy H. Howard
Andy H. Howard
Trustee

This instrument was acknowledged before me on September 30, 2019 by Andy H. Howard.



(notary seal here)

Notary Signature: Tina Mayfield

Notary Name: Tina Mayfield

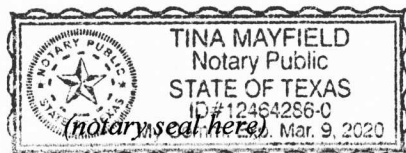
My Commission Expires: 3/9/20

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

Andy and Linda Howard Revocable Trust

By: Linda Howard
Linda Howard
Trustee

This instrument was acknowledged before me on this 30 day of September, 2019,
by: LINDA Howard



Notary Signature: Tina Mayfield
Notary Name: Tina Mayfield
My Commission Expires: 3/9/20

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

EXHIBIT "A"

Legal Description

Tract 1: 101.00 acres, more or less, out of the Joseph Ware Survey, A-913, Johnson County, Texas, and being more particularly described in that Warranty Deed from J.A. Heath and Wife, Janie Heath to Lerene Gentry, et al, dated June 25, 1945, and recorded in Volume 354, Page 430 of the Deed Records of Johnson County, Texas. Tract 2: 49.74 acres, more or less, out of the I. Gardner Survey, A-1291 and the I. Gardner Survey, A-1292, Ellis County, Texas and being more particularly described in that certain Warranty Deed with Vendor's Lien from Royce P. Heath, et al, to J.R. McCally and wife, Jeanette McCally, dated August 31, 1981, and recorded in Volume 664, Page 1060 of the Deed Records of Ellis County, Texas.

END OF EXHIBIT "A"

Prepared By and Return To:
OAK TREE MINERALS, LLC
2601 Network Blvd Suite 404
Frisco, TX 75034

Johnson County
Becky Ivey
County Clerk
Cleburne 76033



70 2019 00027255

Instrument Number: 2019-27255

As

Recorded On: October 07, 2019

Conveyance

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Conveyance	34.00
Total Recording:	34.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2019-27255

Receipt Number: 177952

Recorded Date/Time: October 07, 2019 11:42:42A

User / Station: H Pierce - CCL15

Record and Return To:

OAK TREE MINERALS LLC

2601 NETWORK BLVD

SUITE 404

FRISCO TX 75034

ENV



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly
recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of
color race is invalid and unenforceable under Federal law.

Becky Ivey
BECKY IVEY, COUNTY CLERK
JOHNSON COUNTY, TEXAS