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## Special Warranty Deed

Date: October 6, 2003

Grantor: John Wayne Denison, Independent Executor of the Estate of Ida Baldwin Denison, Deceased

## Grantor's Mailing Address:

John Wayne Denison  
Rt 1, North FM 617  
Rule, Texas 79547  
Haskell County

Grantee: John Wayne Denison, Individually

## Grantee's Mailing Address:

John Wayne Denison  
Rt 1, North FM 617  
Rule, Texas 79547  
Haskell County

**Consideration:** This deed is made pursuant to the Mediated Settlement Agreement dated May 28, 2002, and entered in Cause No. 4222-A styled IN THE ESTATE OF IDA BALDWIN DENISON, DECEASED, IN THE DISTRICT COURT OF STONEWALL COUNTY, TEXAS, 39<sup>TH</sup> JUDICIAL DISTRICT.

## Property (including any improvements):

ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN FOR ALL PURPOSES.

## Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate.

## Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2002 and 2003, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold, it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

STATE OF TEXAS  
COUNTY OF STONEWALL  
CERTIFIED TO BE A TRUE AND CORRECT COPY  
OF THE ORIGINAL IN MY CUSTODY  
GIVEN UNDER MY HAND AND SEAL OF OFFICE  
Dated 1-4 A.D., 2008  
Recorded at Vol. 426 Page 829  
COUNTY/DISTRICT CLERK OF STONEWALL CO., TEXAS  
BY [Signature] DEPUTY

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EXHIBIT

B

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

When the context requires, singular nouns and pronouns include the plural. }

**THIS INSTRUMENT IS EFFECTIVE AS OF MAY 28, 2002. . .**

John Wayne Denison

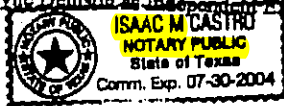
**John Wayne Denison**

**Independent Executor of the Estate of Ida Baldwin Denison, Deceased**

STATE OF TEXAS )

COUNTY OF JONES )

This instrument was acknowledged before me on October 6, 2003, by John Wayne Denison as Independent Executor of the Estate of Ida Baldwin Denison, deceased.



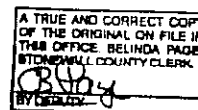
[Signature]  
**Notary Public, State of Texas**

**PREPARED IN THE OFFICE OF:**

LAW OFFICE OF **ISAAC M. CASTRO**  
212 S. Central  
PO Box 608  
Hamlin, Texas 79520  
Tel: (325) 576-2797  
Fax: (325) 576-2799

AFTER RECORDING RETURN TO:

ISAAC M. CASTRO  
PO Box 608  
Hamlin, Texas 79520



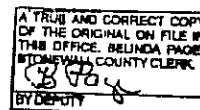
**EXHIBIT A**

The surface estate only of the following real property, including easements and other rights benefitting any such property:

TRACT ONE: All of Section 155, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT TWO: All of Section 156, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT THREE: All of Section 157, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT FOUR: All of Section 158, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT FIVE: All of Section 159, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT SIX: All of East one-half of Section 166, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT SEVEN: All of Section 167, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT EIGHT: All of Section 168, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT NINE: All of Section 169, Block D, H&TC Survey, Stonewall County, Texas;  
TRACT TEN: All of Section 170, Block D, H&TC Survey, Stonewall County, Texas.

SIGNED FOR IDENTIFICATION:

John Wayne Denison



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Filed for record this the 7 day of October 2003 at 1:30 o'clock P.M.  
Recorded this the 7 day of October 2003 at 1:40 o'clock P.M.  
Belinda Page, County Clerk. Nickie Shalson Deputy Clerk.

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