

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS
COUNTY OF REEVES *E. Pecos J.F.*

DEED

NOW, THEREFORE, for good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the undersigned, SUSANNA H. LEA TRUST AND THE SAMUEL M. HUDSON TRUST, SUSANNA H. LEA, TRUSTEE, 6400 GENOA ROAD, FORT WORTH, TEXAS 76116 Grantor, does convey to WATKINS ROYALTIES, LLC, P.O. BOX 8929, MIDLAND, TEXAS 79708, Grantee, all of its right, title and interest, including any surface estate or surface interest owned by Grantor, in the following described property in Reeves and Pecos Counties, Texas, to wit:

649.42 acres of land, more or less, being all of Section 30, Block 49, T8S, T&P Ry. Co. Survey, Reeves and Pecos Counties, Texas.

The interests conveyed hereby are subject to the terms and conditions of any valid and subsisting oil and gas lease, unit agreement, communitization agreement, unit operating agreement, operating agreement and all other matters appearing of record, insofar as such matters affect said interests. This conveyance is made with covenants of warranty by, through, and under Grantor.

TO HAVE AND TO HOLD the said undivided interest in all of the said surface, oil, gas and other minerals in, or and under said land together with all and singular the rights and appurtenances thereto in any wise belonging, with the right of ingress and egress, and possession at all times for the purposes of mining, drilling and operating for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such minerals and for housing and boarding employees, unto said Grantee and its successors and assigns forever.

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

IN WITNESS WHEREOF, this instrument is executed this ___ day of May, 2015, but made effective as of June 1, 2015.

Grantor:
Susanna H. Lea Trust and the
Samuel M. Hudson Trust

Grantee:
Watkins Royalties, LLC

Susanna H. Lea
Name: Susanna H. Lea, Trustee

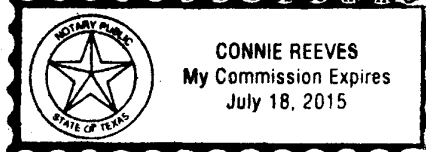
J. Feldt
Name: Jake Feldt, Vice President

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Susanna H. Lea, known to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Susanna H. Lea Trust and the Samuel M. Hudson Trust and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said Trust.

Given under my hand and seal of office this the 26th day of May, 2015.

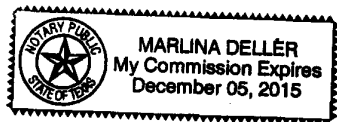


Connie Reeves
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF MIDLAND

BEFORE ME, the undersigned authority, on this day personally appeared Michael J. Feldt, known to me to be the person whose name is subscribed to the foregoing instrument as Vice President of Watkins Royalties, LLC and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity stated, and as the act and deed of said company.

Given under my hand and seal of office this the 25th day of May, 2015.



Marlina Deller
Notary Public in and for the State of Texas

Inst No. 15-05114
DIANNE O. FLOREZ
COUNTY CLERK
2015 Jun 12 at 08:28 AM
REEVES COUNTY, TEXAS
By: *[Signature]* DEPUTY

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