

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

THE STATE OF TEXAS §

COUNTIES OF COLEMAN, EASTLAND and RUNNELS §

WHEREAS, by that certain Oil and Gas Deed of Trust and Security Agreement (with Assignment of Production) dated the 11<sup>th</sup> day of December, 2013, executed by MINUTE-MAN ENERGY, LLC, (the "Mortgagor") to John P. Guest, Trustee, filed of record in Volume 67, Page 376, Official Public Records of Coleman County, Texas, and filed of record in Volume 388, page 300, of the Official Public Records of Runnels County, Texas and filed of record in Instrument Number: 2013-003980, of the Official Public Records of Eastland County, Texas reference to which record is hereby made for all purposes (the "Deed of Trust"), Mortgagor conveyed to the Trustee certain property (the "Property") situated in Coleman, Eastland and Runnels Counties, Texas, which Property included property described on "Annex One" attached hereto and incorporated herein for all purposes; to secure payment of that Secured Indebtedness (the "Note"), executed by TEXAS OIL INVESTMENTS, LLC (the "Debtor") and more fully described therein and payable to the order of CITIZENS NATIONAL BANK AT BROWNWOOD (the "Beneficiary"), and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment of the Debtor and Mortgagor and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, the Beneficiary has directed the Substitute Trustee to enforce the power of sale under the Deed of Trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of said sale and the Property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT:

I, SCOTT A. MORELOCK, Substitute Trustee, hereby give notice that I will accordingly, after due publication of this Notice, and after having given written notice at least twenty-one (21) consecutive days preceding the date of such sale by certified mail, return receipt requested, to each Debtor obligated to pay the Note and indebtedness secured by the Deed of Trust at the address of each such Debtor according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, sell the Property at public auction to the highest bidder or bidders for cash at the place designated by the Coleman County Commissioner's Court as the area at the Courthouse where the sales are to take place in Coleman County, Texas, in the City of Coleman, Coleman County, Texas, the same being the front porch (south side of courthouse, on north end of Commercial Avenue) of the Coleman County Courthouse, on the first Tuesday in April,

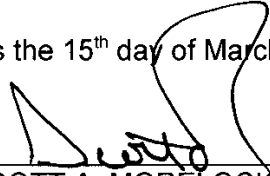
RECEIVED 1:20 PM.  
CATHY JENTHO, COUNTY CLERK

MAR 15 2016

EASTLAND COUNTY, TEXAS  
By JP Deputy

2016, the same being the 5<sup>th</sup> day of April, 2016. The earliest time at which the sale will occur will be 1:00 o'clock p.m. The sale may be held at that time but will not be held any later than three hours after that time.

EXECUTED in multiple originals on this the 15<sup>th</sup> day of March, 2016.



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SCOTT A. MORELOCK, Substitute Trustee  
207 N. Fisk Ave.  
Brownwood, TX 76801  
325-646-9795 - Telephone  
325-646-7855 - Telecopy

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

## Annex One

(a) Oil and Gas Leases: All of Grantor's right, title and interest in and to the oil, gas and mineral leases as described in Exhibits "A", "B" and "C" attached hereto and made a part hereof for all purposes, and any instrument executed in amendment, correction, modification, confirmation, renewal and extension of any of the leases;

(b) Unit or Pooling Agreements. All of the right, title and interest now or at any time hereafter vested in Grantor by virtue of any and all pooling and unitization agreements, declarations of pooled units, or other instruments pertaining to the Leases, whether now in existence or hereafter made;

(c) Hydrocarbons: All of Grantor's right, title and interest in and to all oil, gas casinghead gas, condensate, distillate, liquid hydrocarbons, gaseous hydrocarbons and all productions refined therefrom, and all other minerals (hereinafter referred to collectively as "Hydrocarbons") in and under, and that may be produced from the described Leasehold premises;

(d) Personal Property: All of Grantor's right, title and interest in and to oil wells, gas wells, other wells, equipment, tanks, derricks, fixtures, houses, pumps, jacks, casings, tubing, rods, cable lines, pipelines, flow lines, separators, buildings, machinery, tools, pipe and all other equipment, appurtenances, apparatus, appliances, and property of every kind and character, movable or immovable, now or at any time hereafter located on said lands described or referred to above, or which may now or hereafter be used or obtained in connection therewith; and

EXHIBIT "A"  
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**HALLMARK LEASE**

Lessor: Daniel J. Hallmark and wife, Nancy C. Hallmark  
Lessee: Cedar Ridge Energy, Inc.  
Date: December 26, 2012  
Recording Data: Volume 55, Page 469, Official Public Records of Coleman County, Texas  
Description:

140 acres, more or less, out of the W. W. Bomar Survey No. 302, Abstract No. 28, being the land conveyed to Glynn Mitchell by the deed recorded at Volume 456, Page 134, Deed Records, Coleman County, Texas.

**HALLMARK LEASE**

Lessor: Daniel J. Hallmark and wife, Nancy C. Hallmark  
Lessee: Cedar Ridge Energy, Inc.  
Date: December 26, 2012  
Recording Data: Volume 55, Page 474, Official Public Records of Coleman County, Texas  
Description:

**TRACT ONE:** 103- ½ acres, more or less out of the W. W. Bomar Survey No. 302, Abstract 28, and conveyed to Glynn Mitchell by the deed recorded in Volume 261, Page 632, Deed Records, Coleman County, Texas.

**TRACT TWO:** 193.2 acres, more or less out of the W. W. Bomar Survey No. 302, Abstract No. 28, conveyed to Glynn Mitchell by the deed recorded in Volume 316, Page 519, Deed Records, Coleman County, Texas.

**TRACT THREE:** 115.3 acres of land out of Josiah B. Beall Survey No. 301, Abstract No. 20 described by metes and bounds on Exhibit "A" attached to said lease.

**TRACT FOUR:** 218.4 acres out of the S. A. Matthews Survey No. 100, B. C. Bennett Survey No. 306 and the W. W. Bomar Survey No. 302 and more fully described as "First Tract" of 138.2 acres and "Second Tract" of 80.2 acres on Exhibit "B" attached to said lease.

**MULANAX LEASE**

Lessor: Kenneth W. Mulanax  
Lessee: Subsurface Production, Inc.  
Date: October 31, 2012  
Recording Data: Volume 51, Page 503, Official Public Records of Coleman County, Texas  
Description:

**TRACT ONE:** 20 acres in the form of a square around and including the Mulanax No. 1 well, located 2,006 feet from the North line and 1,216 feet from the East line of Block No. Five of the Subdivision of the G. W. Morgan Survey No. 309 in Coleman County, Texas.

**TRACT TWO:** 20 acres in the form of a square around and including the Mulanax No. 2 well, located within that certain 80.85 acre tract of land out of Block Four of the Subdivision of the G. W. Morgan Survey No. 309, Abstract No. 531 in Coleman County, Texas, said 80.85 acre tract described by metes and bounds on Exhibit "A" attached to said lease.

EXHIBIT "A"  
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**BERTRAND LEASE**

Lessor: Maxine Douglas  
Lessee: Cedar Ridge Energy, Inc.  
Date: December 26, 2012  
Recording Data: Volume 55, Page 481, Official Public Records of Coleman County, Texas  
Description:

646.1 acres, more or less, being 160.7 acres out of the B. B. B. & C. RR. Co. Survey No. 42, Abstract No. 66 and 485.4 acres out of Survey No. 4, J. W. Robinson, as more fully described by metes and bounds on Exhibit "A" attached to said lease.

EXHIBIT "B"  
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NORTH DEAD HORSE CREEK UNIT:

TRACT NO. 1: WETHERBEE LEASE. A tract of land consisting of 53.98 acres, more or less, and being described as follows:

BEGINNING at a point on the South line of Section 20, Block 3, H. & T.C. Ry. Co. Survey, Eastland County, Texas, 329.8 feet East of the Southeast corner of Section 29; THENCE North on and along the East line of said 139.42 acre tract a distance of 1580.48 feet to a point for a corner; THENCE West parallel with the South line of said Section 20 a distance of 1485.00 feet to a point for a corner, said point lying within Section 29 of said Block and Survey; THENCE South parallel with the East line of said 139.42 acre tract a distance of 1580.48 feet to a point on the South line of said Section 29 for a corner; THENCE East on and along the South line of said Section 29 and 20 a distance of 1485.00 feet to the Place of Beginning.

Oil and Gas Lease dated October 22, 1976 from A.N. Stokes and wife, Eria Stokes, Lessors, to C.B. Hazel, Inc. Lessee, recorded in Volume 647, Page 542, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated January 18, 1977 from Alexander P. Wetherbee, Lessor, to C.B. Hazel, Inc. Lessee, recorded in Volume 653, Page 413, official Public Records of Eastland County, Texas.

TRACT NO. 2: LAMINACK LEASE. A tract of land consisting of 56.79 acres, more or less, and being described as follows:

BEGINNING at the Southwest corner of Tract No. 3 a distance of 1500 feet to a point for a corner; THENCE West parallel with the South line of Section 20, Block 3, T. & T. C. Ry. Co. Survey, Eastland County, Texas, a distance of 1649.1406 feet to a point for a corner, said point lying on the East line of Tract No. 1 described above; THENCE South parallel with the West line of said Tract No. 3 a distance of 1500 feet to a point of the South line of said Section 20 for a corner, said corner being the Southeast corner of Tract No. 1 described above; THENCE East on and along the South line of said Section 20 a distance of 1649.1406 feet to the Place of Beginning.

Oil and Gas Lease dated October 21, 1976 from Walter Laminack and wife, Lula Laminack, Lessors, to C.B. Hazel, Inc., Lessee, recorded in Volume 650, Page 472, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 4, 1976 from Sybil H. Grisham, Independent Executrix, Estate of Nathan Everett, deceased, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 684, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 16, 1976 from Mollie A. Dean, Jimmie f. Dean, La Rue Ormsby, and Dorothy Rose, Lessors, to C.B. Hazel, Inc. Lessee, recorded in Volume 648, Page 714, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 18, 1976 from Carrie Brewer Grisham, Lessor, to C.B. Hazel, Inc. Lessee, recorded in Volume 648, Page 710, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 18, 1976 from Katheryn Grisham Ivy, Lessor, to C.B. Hazel, Inc. Lessee, recorded in Volume 648, Page 712, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 22, 1976 from A.N. Stokes and wife, Eria Stokes, Lessors, to C.B. Hazel, Inc., Lessee, recorded in Volume 647, Page 542, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated May 29, 1979 from D. Mal Rumph and Jacqueline Anthony, Lessors, to C.B. Hazel, Inc., Lessee, recorded in Volume 697, Page 149, official Public Records of Eastland County, Texas.

TRACT NO. 3: SAYLES LEASE. A portion on the East 40 acres of the Southwest ¼ of Section 20, Block 3, H. & T. C. Ry. Co. Survey, Eastland County, Texas, said portion consisting of 20.07 acres, more or less, and being described as follows:

BEGINNING at the Southeast corner of said Southwest ¼ of Section 20; THENCE North on and along the East line of said Southwest ¼ of Section 20 a distance of 1500 feet to a point for a corner; THENCE Northwest a distance of 746.76 feet to a point on the West line of said East 40 acres for a corner, said point being the Northeast corner of Tract No. 2 described above; THENCE South on and along the West line of said East 40 acres a distance of 1500 feet to a point on the South line of said Section 20 for a corner, said corner being the Southwest corner of said East 40 acres and the Southwest corner of this Tract No. 3; THENCE East on and along the South line of said Section 20 a distance of 659.65625 feet to the Place of Beginning.

Oil and Gas Lease dated November 9, 1976 from Blanche Kauffman, a widow, Tannel H. Greene, as Executor, of the Estate of Saul Kauffman, Lessors, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 669, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Jacque E. Sloan, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 649, Page 751, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 19, 1976 from Sadie Kahn, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 649, Page 242, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Carole J. Witz, Trustee for, Craig Arthur Witz and Lori Michelle Witz, Lessors, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 675, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Florence Sayles Margolius, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 677, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Dorothy Cohen, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 686, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Francis Sloan Stoler, a widow, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 690, official Public Records of Eastland County, Texas.

Oil and Gas Lease dated October 29, 1976 from Leonard R. Sayles, Lessor, to C.B. Hazel, Inc., Lessee, recorded in Volume 648, Page 692, official Public Records of Eastland County, Texas.

SOUTH DEAD HORSE CREEK UNIT

TRACT NO. 1: VERNON HUMPHREY "B" LEASE: Being all of the Northeast 1/4 of Section 19, Block 3, H.&T.C. Ry. Co. Survey, Eastland County, Texas, said tract being 160.00 acres, more or less, and being described as follows:

Beginning at the Northeast corner of the Northeast corner of Section 19; Thence South along the East boundary line of Section 19, to the Southeast corner of the Northeast 1/4; Thence West along the South boundary line of the Northeast 1/4 to the Southwest corner of the Northeast 1/4;

Thence North along the West boundary line of the Northeast 1/4 to the Northwest corner of the Northeast 1/4; Thence East along the North boundary line of the section to the place of beginning.

Oil and Gas Lease dated November 6, 1986, from Jackie Humphreys, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 280, Official Public Records of Eastland County, Texas, as ratified by Ratification, dated November 30, 1988, executed by Clint R. Humphreys, Nancy Humphreys, James T. Wright, and Lea Wright, recorded in Volume 1297, Page 207, Official Public Records Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from R. L. King and W.D. King, Lessors, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 290, Official Public Records of Eastland County, Texas, as ratified by Ratification, dated July 24, 1989, executed by Merlene L. King, recorded in Volume 1335, Page 155, Official Public Records of Eastland County, Texas, as further amended and ratified by Extension of Amendment to and Ratification of Oil and Gas Lease effective October 9, 1989, executed by R. L. King and W.D. King, recorded in Volume 1359, Page 129, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from Johnnie Woods, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1138, at Page 1, Official Public Records of Eastland County, Texas, as amended by Extension of, Amendment to and Ratification of Oil and Gas Lease dated effective October 9, 1989, executed by Johnnie Woods, recorded in Volume 1359, Page 137, Official Public Records of Eastland County, Texas, and as further amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 15, 1991, executed by Johnnie Woods, recorded in Volume 1431, Page 15, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated January 18, 1988, from Tommy Warford, Independent executor of the Estate of Earl Conner, Jr. Deceased, et al, Lessors, to Hanvey Production Company, Lessee, recorded in Volume 1247, at Page 114, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated June 2, 1988, from Mary L. Ferguson, Lessor, to Hanvey Production Company, Lessee, recorded in Volume 1262, at Page 211, Official Public Records of Eastland County, Texas, as amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 19, 1991 by Mary L. Ferguson, recorded in Volume 1431, Page 21, Official Public Records of Eastland County, Texas.

EXHIBIT "B"  
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North Dead Horse Creek Unit  
South Dead Horse Creek Unit

TRACT NO. 2: VERNON HUMPHREY LEASE: Being a portion of the Northwest  $\frac{1}{4}$  section 19, Block 3, T.&T.C. Ry. Co. Survey, Eastland County, Texas, consisting of 45.76 acres, more or less, and being described as follows:

Beginning at the Northeast corner of said Northwest  $\frac{1}{4}$  of Section 19; Thence South on and along the East line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1374.8625 feet to a point for a corner; Thence West parallel with the North line of said Northwest  $\frac{1}{4}$  of Section 19, a distance of 1449.8125 feet to a point for a corner; Thence North parallel with said East line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1374.8625 feet to a point on the North line of said Northwest  $\frac{1}{4}$  of Section 19 for a corner; Thence East on and along said North line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1449.8125 feet to the Place of Beginning.

Oil and Gas Lease dated November 6, 1986, from Johnnie Woods, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 295, Official Public Records, Eastland County, Texas, as amended and ratified by Extension, of Amendment to, and Ratification of Oil and Gas Lease effective as of dated October 9, 1989, executed by Johnnie Woods, recorded in Volume 1359, Page 145, Official Public Records Eastland County, Texas, and as further amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 15, 1991, recorded in Volume 1431, Page 24, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from Jackie Humphreys, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 306, Official Public Records of Eastland County, Texas, as ratified by Ratification, dated November 30, 1988, executed by Clint R. Humphreys, Nancy B. Humphreys, James T. Wright, and Lea Wright, recorded in Volume 1297, Page 204, Official Public Records Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from R. L. King and W.D. King, Lessors, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 317, Official Public Records of Eastland County, Texas, as amended and ratified by Extension of, Amendment to, and Ratification of Oil and Gas Lease dated effective as of October 9, 1989, R. L. King and W. D. King, recorded in Volume 1359, Page 133, Official Public Records Eastland County, Texas, and as ratified by Ratification acknowledged July 24, 1989, recorded in Volume 1335, Page 157, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated June 2, 1988, from Mary L. Ferguson, Lessor, to Hanvey Production Company, Lessee, recorded in Volume 1262, at Page 217, Official Public Records of Eastland County, Texas, as amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 2, 1991 executed by Mary L. Ferguson, recorded in Volume 1431, Page 18, Official Public Records of Eastland County, Texas.

TRACT NO. 3 KING HUMPHREY LEASE: Being a portion of the Northwest  $\frac{1}{4}$  Section 19, Block 3, H.&T.C. Ry. Co. Survey, Eastland County, Texas, consisting of 48.48 acres of land, more or less, and being described as follows:

Beginning at the Northwest corner of Tract No. 2 described above; Thence South parallel with the East line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1374.8625 feet to a point for a corner; Thence West parallel with the North line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1536 feet to a point on the West line of said Northwest  $\frac{1}{4}$  of Section 19 for a corner; Thence North on and along said West line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1374.8625 feet to a point on the North line of said Northwest  $\frac{1}{4}$  of Section 19 for a corner; Thence East on and along said North line of said Northwest  $\frac{1}{4}$  of Section 19 a distance of 1536 feet to the Place of Beginning.

Oil and Gas Lease dated January 5, 1976, from Vernon Humphreys and H. L. King, et al, Lessors, to Bob M. Lloyd Oil Company, Lessee, recorded in Volume 636, at Page 653, Deed Records of Eastland County, Texas, as amended by instrument dated August 23, 1977, between Vernon Humphreys, et al., and c. B. Hazel, Inc., recorded in Volume 674, at Page 38, Deed Records of Eastland County, Texas.

Oil and Gas Lease dated January 30, 1976, from Earl Connor, Jr., et al, Lessors, to Delmar O. Branson, Lessee, recorded in Volume 639, at Page 799, Deed Records of Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from Johnnie Woods, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 295, Official Public Records, Eastland County, Texas, as amended and ratified by Extension of, Amendment to, and Ratification of Oil and Gas Lease effective as of October 9, 1989, executed by Johnnie Woods, recorded in Volume 1359, Page 145, Official Public Records Eastland County, Texas, and as further amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 15, 1991, recorded in Volume 1431, Page 24, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from Jackie Humphreys, Lessor, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 306, Official Public Records of Eastland County, Texas, as ratified by Ratification dated November 30, 1988, executed by Clint R. Humphreys, Nancy B. Humphreys, James T. Wright, and Lea Wright, recorded in Volume 1297, Page 204, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated November 6, 1986, from R. L. King and W.D. King, Lessors, to Chuck Pauly, Trustee, Lessee, recorded in Volume 1137, at Page 317, Official Public Records of Eastland County, Texas, as amended



and ratified by Extension of, Amendment to, and Ratification of Oil and Gas Lease dated effective as of October 9, 1989, R. L. King and W. D. King, recorded in Volume 1359, Page 133, Official Public Records of Eastland County, Texas, and as ratified by Ratification acknowledged July 24, 1989, recorded in Volume 1335, Page 157, Official Public Records of Eastland County, Texas.

Oil and Gas Lease dated June 2, 1988, from Mary L. Ferguson, Lessor, to Harvey Production Company, Lessee, recorded in Volume 1262, at Page 217, Official Public Records of Eastland County, Texas, as amended and ratified by Amendment to and Ratification of Oil and Gas Lease dated February 2, 1991, executed by Mary L. Ferguson, recorded in Volume 1431, Page 18, Official Records of Eastland County, Texas.

TRACT NO. 4 ANNA KINNARD LEASE: A portion of the Northeast 1/4 of Section 30, Block 3, H.&T.C. Ry. Co. Survey, Eastland County, Texas, said portion consisting of 24.68 acres, more or less, and being described as follows:

Beginning at the Northeast corner of said Northeast 1/4 of Section 30; Thence South on and along the East line of said Northeast 1/4 of Section 30 a distance of 796.34 feet to a point for a corner Thence West parallel with the North line of said Northeast 1/4 of Section 30 a distance of 1350 feet to a point for a corner; Thence North parallel with said East line of said Northeast 1/4 of Section 30 a distance of 796.34 feet to a point on the North line of said Northeast 1/4 of Section 30 for a corner; Thence East on and along said North line of said Northeast 1/4 of Section 30 a distance of 1350 to the place of beginning.

Oil and Gas Lease dated November 15, 1989, from Sallie Kinnaird, Lessor, to Argos Properties, Inc., Lessee, recorded in Volume 1142, Page 182, Official Public Records, Eastland County, Texas.

Oil and Gas Lease dated February 21, 1989, from Elizabeth D. Rumph and David Ross Rumph, Independent Executor of the Estate of Mal Rumph, deceased, Lessors, to Argos Properties, Inc., Lessee, recorded in Volume 1346, Page 257, Official Public Records, Eastland County, Texas.

Oil and Gas Lease dated February 21, 1989, from Jacqueline Anthony, Lessor, to Argos Properties, Inc., Lessee, recorded in Volume 1346, Page 259, Official Public Records, Eastland County, Texas.

Oil and Gas Lease dated February 22, 1989, from James T. Wright, Lessor, to Argos Properties, Inc., Lessee, recorded in Volume 1346, Page 261, Official Public Records, Eastland County, Texas.

EXHIBIT "B"  
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Being 162 acres, more or less, being all of the S.E. ¼ of Section 20, Block 3, H&T.C. Ry. Co. Survey, Abstract No. 1724, save and except 4 acres in the form of a square in the Northwest corner of said S.E. ¼ (said 4 acres being 150.27 varas by 150.27 varas).

Oil and Gas Leases subject to this Assignment and Bill of Sale:

- 1) Oil and Gas Lease dated April 13, 1994 from Claude L. Hooker, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1603, Page 53, Deed Records Eastland County, Texas.
- 2) Oil and Gas Lease dated April 13, 1994 from James L. Hooker, Individually and as Executor of the Estate of Billie Hooker Wooldridge, deceased, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1603, Page 55, Deed Records Eastland County, Texas.
- 3) Oil and Gas Lease dated May 12, 1994 from Janis Sheffey Pattillo, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1607, Page 169, Deed Records Eastland County, Texas.
- 4) Oil and Gas Lease dated May 12, 1994 from Isable A. Triplitt, Individually and as Executrix of the Estate of Joe Will Triplitt, A.K.A. J.W. Triplitt, deceased, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1607, Page 167, Deed Records Eastland County, Texas.
- 5) Oil and Gas Lease dated May 12, 1994 from Everett Sheffey, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1606, Page 264, Deed Records Eastland County, Texas.
- 6) Oil and Gas Lease dated May 12, 1994 from Dorothy Jean Lee, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1606, Page 262, Deed Records Eastland County, Texas.
- 7) Oil and Gas Lease dated May 4, 1994 from Mary Louise Ferguson, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1606, Page 266, Deed Records Eastland County, Texas.
- 8) Oil and Gas Lease dated May 12, 1994 from Ruble Triplett Cooper, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1609, Page 55, Deed Records Eastland County, Texas.
- 9) Oil and Gas Lease dated May 12, 1994 from Harold Sheffey, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1614, Page 252, Deed Records Eastland County, Texas.
- 10) Oil and Gas Lease dated May 12, 1994 from Wayne W. Sheffey, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1609, Page 51, Deed Records Eastland County, Texas.
- 11) Oil and Gas Lease dated May 12, 1994 from Betty Dean McGrew, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1617, Page 147, Deed Records Eastland County, Texas.
- 12) Oil and Gas Lease dated May 12, 1994 from Rupert A. Triplett, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1609, Page 53, Deed Records Eastland County, Texas.
- 13) Oil and Gas Lease dated June 23, 1994 from Johnnie Woods, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1614, Page 143, Deed Records Eastland County, Texas.
- 14) Oil and Gas Lease dated July 25, 1994 from Karen Kerr Wienke, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1621, Page 292, Deed Records Eastland County, Texas.
- 15) Oil and Gas Lease dated July 25, 1994 from Gingah Kerr Milens, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1621, Page 290, Deed Records Eastland County, Texas.
- 16) Oil and Gas Lease dated July 25, 1994 from Jan Kerr, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1624, Page 195, Deed Records Eastland County, Texas.
- 17) Oil and Gas Lease dated October 4, 1994 from William T. Hamor, Jr., Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1627, Page 272, Deed Records Eastland County, Texas.
- 18) Oil and Gas Lease dated October 4, 1994 from Donald E. Hamor, Sr., Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1627, Page 274, Deed Records Eastland County, Texas.
- 19) Oil and Gas Lease dated October 4, 1994 from Nellie Irene Connell, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1628, Page 232, Deed Records Eastland County, Texas.

EXHIBIT "B"  
Page 2 of 2

Humphrey-Hooker Lease

- 20) Oil and Gas Lease dated October 5, 1994 from Betty C. Odom, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1628, Page 234, Deed Records Eastland County, Texas.
- 21) Oil and Gas Lease dated October 4, 1994 from Myra Nell Hamor, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 53, Deed Records Eastland County, Texas.
- 22) Oil and Gas Lease dated October 19, 1994 from Lucille Smartt, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 51, Deed Records Eastland County, Texas.
- 23) Oil and Gas Lease dated October 19, 1994 from Fay Siddall, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 49, Deed Records Eastland County, Texas.
- 24) Oil and Gas Lease dated October 19, 1994 from Reda Wray Hatten, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 148, Deed Records Eastland County, Texas.
- 25) Oil and Gas Lease dated October 25, 1994 from Clarvis Dale Lewis, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 150, Deed Records Eastland County, Texas.
- 26) Oil and Gas Lease dated October 19, 1994 from Robert L. King, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 315, Deed Records Eastland County, Texas.
- 27) Oil and Gas Lease dated October 25, 1994 from Ora Nell Gray, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1629, Page 317, Deed Records Eastland County, Texas.
- 28) Oil and Gas Lease dated October 25, 1994 from Lois Jack Cookson, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1632, Page 86, Deed Records Eastland County, Texas.
- 29) Oil and Gas Lease dated October 19, 1994 from William Douglas King, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1633, Page 245, Deed Records Eastland County, Texas.
- 30) Oil and Gas Lease dated October 27, 1994 from Delpha Hudnall French, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1633, Page 243, Deed Records Eastland County, Texas.
- 31) Oil and Gas Lease dated November 3, 1994 from Dianh Kerr Elliott, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1632, Page 88, Deed Records Eastland County, Texas.
- 32) Oil and Gas Lease dated December 12, 1994 from Nola Reynolds, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1637, Page 309, Deed Records Eastland County, Texas.
- 33) Oil and Gas Lease dated January 1, 1995 from Lola K. (Jackie) Humphreys Life Estate, Lessor, to Troy Jaco, Inc., Lessee, recorded in Volume 1640, Page 258, Deed Records Eastland County, Texas.
- 34) Oil and Gas Lease dated January 1, 1995 from James T. Wright, etux Lea Wright, Lessors, to Troy Jaco, Inc., Lessee, recorded in Volume 1640, Page 256, Deed Records Eastland County, Texas.
- 35) Oil and Gas Lease dated January 1, 1995 from Clint R. Humphreys, etux Nancy B. Humphreys, Lessors, to Troy Jaco, Inc., Lessee, recorded in Volume 1640, Page 254, Deed Records Eastland County, Texas.

EXHIBIT "C"

Lehman Lease: RRC # 11829 and 11603

Oil and Gas lease dated October 5, 1992 by Lena Mae Lehman and Robert Lehman as Lessors to Mescalero Petroleum, Inc, as Lessee, recorded in Volume 78, Page 63, Official Public Records of Runnels County, Texas and further described as follows:

240.67 acres, being out of the E. Mather Survey No. 535, Abstract No. 368, originally granted to E. Mather on November 15, 1854, by Letters Patent No. 320, Volume 11, and described by metes and bounds as follows:

BEGINNING at a stone mound set 2004 varas East and 8 varas North of the original southwest corner of said E. Mather Survey No. 535, same being the southwest corner of a tract heretofore conveyed to A. Lindemann;  
THENCE North 1080 varas to stone mound for corner;  
THENCE East 1259 varas to stone mound for corner;  
THENCE South 1080 varas to stone mound for corner;  
THENCE West 1259 varas to a stone mound to a PLACE OF BEGINNING; being the same property described in a certain deed executed by J.M. Watkins, et al, to H.F. Lehman, dated August 16, 1943, and recorded in Volume 189, Page 33 of the Deed Records of Runnels County, Texas.