

**NOTICE OF FORECLOSURE SALE**

*Darla Steppard*  
DAWSON COUNTY CLERK

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: October 27, 2014

Grantors: Scout Investments, LLP and Craig A. Edwards

Beneficiary: Citizens Bank

Substitute Trustee: Scott A. Ritcheson, and/or Douglas A. Ritcheson, And/or Charles E. Lauffer, Jr. and/or Lance Vincent

Recording Information: Deed of Trust recorded on November 12, 2014, in Volume 756, Page 602 of the Official Public Records of Dawson County, Texas

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

(a) All of the right, title and interest of Grantors in and to those certain oil, gas and mineral fee and leasehold estates, including without limitation all royalty interests, overriding royalty interests and working interests in and to the property more particularly described in the schedule attached hereto, marked Exhibit "A" for identification, incorporated herein and made a part hereof for all purposes (the "Land");

(b) All of the right, title and interest of Grantors in and to all improvements and personal property of any kind or character defined in and subject to the provisions of the Uniform Commercial Code, including the proceeds and products from any and all of such improvements and personal property and situated on any of the Land, including, but not limited to, pipe, casing, tubing, rods, storage tanks, boilers, loading racks, pumps, foundations, warehouses, and all other personal property and equipment of every kind and character upon, incident, appurtenant or belonging to and used in connection Grantor's interest in the Land, including all oil, gas, and other minerals produced or to be produced to the account of Grantor from the Land and all accounts receivable, general intangibles and contract rights of Grantor in connection with the Land or Leases, defined in the Deed of Trust, and all proceeds, products, substitutions and exchanges thereof;

(c) Any and all rights of Grantor to liens and security interests securing payment of proceeds from the sale of production from the Land, including but not limited to, those liens and security interests provided for in Tex. Bus. & Com. Code Ann. Sec. 9.343;

(d) Any and all other real or personal property described in (i) that certain Deed of Trust, Security Agreement, Financing Statement and Assignment of Production dated October 27, 2014, in favor of Kenneth R. Plunk, Trustee, filed for record in the Office of the County Clerk of Dawson County, Texas, in Volume 756, Page 602 of the Official Public Records of Dawson County, Texas, and any modifications or amendments thereto (the "Deed of Trust"); or (ii) that certain Assignment to Trustee of Oil and Gas Production dated October 27, 2014 in favor of Kenneth R. Plunk, Trustee, filed for record in the Office of the County Clerk of Dawson County, Texas, in Volume 756, Page 632 of the Official Public Records of Dawson County, Texas, and any modifications or amendments thereto (the "Assignment of Production"), or (iii) any instrument or lien thereby renewed or extended. The Deed of Trust, Assignment of Production and other documents described above are referred to herein collectively as the "Lien Documents;" and

(e) Any additional right, title or interest of Grantors (or either Grantor) acquired or to which a Grantor became entitled to in any of the foregoing, or in the oil, gas or other minerals in or under the Land at any time after the Lien Documents.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **April 3, 2018**

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 1:00 p.m.

Place: Dawson County Courthouse in Lamesa, Texas, at the following location:

In the area of such Courthouse designated by the Dawson County Commissioners' Court as the area where foreclosure sales shall take place, or, if no such area has been designated, then before the south door of the Dawson County Courthouse.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or

rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refileing may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Scout




Investments, LLP. The deed of trust is dated October 27, 2014, and is recorded in the office of the County Clerk of Dawson County, Texas, in Volume 756, Page 602 of the Official Public Records of Dawson County, Texas

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the October 27, 2014 promissory note in the original principal amount of \$1,950,000.00, executed by Scout Investments, LLP, and payable to the order of Citizens Bank; (2) all renewals and extensions of the note; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens Bank, Attention: Jim Griffin, telephone (903) 984-8671.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: March 12, 2018.



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SCOTT A. RITCHESON, Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**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.**

## EXHIBIT "A"

All of Grantor's right, title and interest in and to oil, gas and other minerals, of every nature, character, interest and type, including without limitation, all working interest, leasehold estate interest, mineral estate interest, royalty interest, overriding royalty interest, revenue interest of any type, production payment interest, interest under gas purchase agreements, gas balancing rights, and any and every other type of interest of any character or nature in oil, gas or other minerals, and any surface estate interest, in and to the property set forth below. The scope of the property interests referenced below shall not be limited or impaired by any headers, labels, listing of well names, or the like.

### Dawson County, Texas

The oil, gas and mineral leases included within the following oil units, insofar and only insofar as they cover lands included within said units, to-wit:

**WELL:** Lamesa Farms No. 2 and Lamesa Farms No. 1  
**LOCATION:** Section 106, Block M, EL&RR Company Survey  
Dawson County, Texas

**LESSOR:** Jones Lamesa Farms, Inc.  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** August 30, 1977  
**RECORDING DATA:** Volume 194, Page 386 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block M, EL&RR RR. Company Survey  
Section 106: NW/4, limited from surface to deepest depth drilled.

**LESSOR:** Marjorie Cone Kastman  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** August 30, 1977  
**RECORDING DATA:** Volume 194, Page 383 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block M, EL&RR RR. Company Survey  
Section 106: NW/4, limited from surface to 100 feet below producing formation

**LESSOR:** S. E. Cone, Jr.  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** September 27, 1977  
**RECORDING DATA:** Volume 195, Page 24 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block M, EL&RR RR. Company Survey  
Section 106: NW/4

**LESSOR:** James R. Cone, Jr., et al Trustees  
**LESSEE:** Sam H. Snoddy  
**LEASE DATE:** August 12, 1975  
**RECORDING DATA:** Volume 183, Page 114 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block M, EL&RR RR. Company Survey  
Section 106: NW/4 and N/2 NE/4

**LESSOR:** Luther Lee, et al  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** April 24, 1980  
**RECORDING DATA:** Volume 236, Page 979 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block M, EL&RR RR. Company Survey  
Section 106: E/2 SE/4 and W/2 SE/4



**WELL:** Thomas Farms No. 1  
**LOCATION:** Section 14, Block 34, T&P Company Survey  
Dawson County, Texas

**LESSOR:** Alico Management Company  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** June 10, 1985  
**RECORDING DATA:** Volume 280, Page 595 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block 34, Township 5 North, T&P RR. Company Survey  
Section 14: S/2 less and except the East 20 acres

**LESSOR:** Edwin Thomas Farms, Inc.  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** July 14, 1982  
**RECORDING DATA:** Volume 251, Page 407 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block 34, Township 5 North, T&P RR. Company Survey  
Section 14: West 160 acres of the East 180 acres of the S/2, limited above the  
base of the Mississippian formation which is found at 10,632 feet.

INSOFAR AND ONLY INSOFAR as the following described leases cover lands lying within the boundaries of the Key West Spraberry Field Waterflood Unit Agreement dated October 1, 1989, containing portions of the E/2 of Section 17, SW/4 W/2 NW/4 Section 16, E/2 NE/4 Section 19, N/2 Section 20, N/2 NW/4 Section 21, all in Block 35, Township 5 North, T&P RR Company Survey, Dawson County, Texas, further limited to the depths of 7,621 feet to 7,678 feet, identified as the Spraberry (lower Gin) Channel Sand as measured on the compensated density log of the Tijerina No. 1 Well, located 467 feet from the North line and 2,170 feet from the East line of Section 20, Block 35, Township 5 North, T&P RR Company Survey, Dawson County, Texas

**WELL:** Key West Waterflood  
**LOCATION:** Section 16, Block 35, T&P RR Company Survey  
Dawson County, Texas

**LESSOR:** Earl O. Barron, et ux  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** September 20, 1978  
**RECORDING DATA:** Volume 203, Page 20 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block 35, Township 5 North, T&P RR. Company Survey  
Section 16: W/2 NW/4

**LESSOR:** Earl O. Barron, et ux  
**LESSEE:** RK Petroleum Corp.  
**LEASE DATE:** September 20, 1998  
**RECORDING DATA:** Volume 203, Page 12 of the Records of Dawson County, Texas  
**DESCRIPTION:** Block 35, Township 5 North, T&P RR. Company Survey  
Section 17: E/2 NE/4

LESSOR: Mollie Jo Caldwell Evans  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 226, Page 861 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

LESSOR: Jimmie Caldwell  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 226, Page 865 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

LESSOR: Billie Caldwell Hughes  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 227, Page 241 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.



LESSOR: Donna Caldwell Barron  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 227, Page 237 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

LESSOR: Sammie Kay Caldwell Prather  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 227, Page 245 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

LESSOR: Harold M. Caldwell  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 9, 1979  
RECORDING DATA: Volume 228, Page 115 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

LESSOR: Ruth DuBose, et al  
LESSEE: RK Petroleum Corp.  
LEASE DATE: January 21, 1980  
RECORDING DATA: Volume 229, Page 731 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey

Section 20: SE/4 NE/4 save and except the South 1.39 acres (lying in SE/4 NE/4) of the 2.03 acre tract describe as beginning at the intersection of the North line of section with the West boundary line of Right-of-Way of Highway 9, the conveyance to said Highway for Right-of-Way purposes record in Volume 63, Page 411; thence SE along the West line of said Highway Right-of-Way 1,377 feet to point of beginning of tract herein conveyed; thence SW at right angles 140 yards; thence SW at right angles 105 yards; thence NE at right angles 70 yards; thence NW at right angles & parallel with said Highway 70 yards; thence NE at right angles 70 yards to said Highway; thence NW along West line of said Highway 35 yards to point of beginning.

NE/4 NE/4 lying West of Highway 87, save and except 6 tracts described as: (1) Beginning at a point in the North line of section being the intersection of W/Lamesa & Big Spring paved Highway, thence SE along West line of said Highway 537 feet to NE/C & point of beginning of this tract, thence SW at right angles 210 feet, thence SE at right angles 210 feet, thence NE at right angles 210 feet to said Highway lines, thence NW along highway 210 feet to point of beginning; (2) Beginning at intersection of North line of tract with West line of Lamesa & Big Spring Highway, thence SE along the West line of Highway 230 feet, thence SW 437 feet to a point in the East boundary line of a tract conveyed to T. C. Drennan by Deed of even date herewith which point is 370 feet South of North line of Section 20, thence North along East line of said Drennan tract 370 feet to North line of said section, thence East section line 266 feet to point-of-beginning; (3) Beginning at SE/C of a tract this day conveyed to Calvin Shipley out of said section, thence SE along West line of Lamesa & Big Spring Highway 167 feet, thence SW 574 feet to SE/C of a tract this day conveyed to T. C. Drennan, thence North along said Drennan tract 250 feet, thence NE 437 feet to point-of-beginning; (4) Beginning at a point in West boundary line of US Highway 87 (a concrete block) 68 feet SE of SE/C of Cates 1 acre tract out of Section 20 (said 1 acre tract conveyed to Cates by R. H. Thomas et ux in 1946, thence SW along West boundary line of Highway 87 for 68 feet to a point where South boundary line of Cates 1 acre tract intersects with said Highway for NE/C of this tract, thence along South boundary line of Cates 1 acre tract for 210 feet projecting the South boundary line of said Cates 1 acre tract and additional 295 feet to a point for SW/C of this tract, thence East to point-of-beginning a distance of 500 feet (the tract hereby conveyed is 68 feet wide on East end & 304 feet wide on West end; the North side is 505 feet long & the South side is 500 feet long; (5) Beginning at the NW/C of the E/2 NE/4 of Section 20, thence East along boundary line 173 feet, thence South parallel with West line of tract 620 feet, thence SW to a point in said boundary line 190 feet which point is 700 feet South from North line, thence North along boundary line 700 feet to point-of-beginning; (6) the North .64 acres (lying in NE/4 NE/4) of a tract described as beginning at intersection of North line of Section 20 with West boundary line of Right-of-Way of Highway 9 the conveyance to said Highway for Right-of-Way purposes recorded in Volume 63, Page 411, thence SE along West line of said Highway Right-of-Way 1,377 feet to initial point-of-beginning of tract herein conveyed, thence SW at right angles 140 yards, thence SE at right angles 105 yards, thence NE at right angles 70 yards, thence NW at right angles & parallel with said Highway 70 yards, thence NE at right angles 70 yards to said Highway, thence NW along West line of said Highway 35 yards to point-of-beginning.

LESSOR: Robert F. Brown, et al  
LESSEE: James F. Davenport  
LEASE DATE: March 8, 1982  
RECORDING DATA: Volume 249, Page 279 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey

Section 17: A 64 acre tract being the North 80 acres out of that portion of the East 200 acres of S/2 lying North of Highway Right-of-Way save and except 5 tracts described as follows: (1) an 8 acre tract beginning at a 1" X 3 foot round rod set in East Right-of-Way line of State Highway 9 & 15 where said East Right-of-Way line intersects the North line of the S/2 of Section 17, thence North 75 degrees 5 minutes along the North line of S/2 Section 17, also along the North line of East 200 acres of S/2 Section 17 988.1 feet set a 1" X 3 foot iron rod for NE/C of this tract, thence South 14 degrees 14 minutes East 417.4 feet set a 1" X 3 foot iron rod for SE/C of this tract, thence South 75 degrees 52 minutes West 683 feet set a 1" X 3 foot iron rod in East Right-of-Way of Highway 9 & 15 for SW/C of this tract, thence North 53 degrees 49 minutes West along East line of said Right-of-Way line 517.8 feet to point-of-beginning, subject to Right-of-Way Deed record in Volume 123, Page 50 (see WD record in Volume 208, Page 139); (2) a 2 acre tract described as beginning at a 3/4" iron pipe in East Right-of-Way line of US Highway 87 from which a 3/4" iron pipe in SW/C of an 8 acre tract (heretofore conveyed to Audrey Cox by E. A. Twedt, et ux through Deed dated May 6, 1948 recorded in Volume 97, Page 151) bears North 51 degrees 25 minutes West 104.35 feet, said 3/4" iron pipe being the SW/C of a 1 acre tract & the NW/C of this tract, thence North 74 degrees 55 minutes East along a line parallel to South line of said Audrey Cox 8 acre tract 434.12 feet to a 3/4" iron pipe for SE/C of said 1 acre tract & the NE/C of this tract, thence South 51 degrees 25 minutes along a line parallel to East Right-of-Way line of US Highway 87 208.7 feet to a 3/4" iron pipe for SE/C of this tract, thence South 74 degrees 55 minutes West is parallel to South line of Audrey Cox 8 acre tract 434.12 feet to a 3/4" iron pipe set for SE/C of Don T. Hackney tract & NE/C of this tract, thence South 51 degrees 25 minutes East along a line parallel to East Right-of-Way line of US Highway 87 104.35 feet to iron pipe set for SE/C of this tract, thence South 74 degrees 55 minutes West 434.12 feet to an iron pipe set in East Right-of-Way line of US Highway 87 for SW/C of this tract, thence North 51 degrees 25 minutes West along East Right-of-Way line of US Highway 87 104.35 feet to point-of-beginning (see WD recorded in Volume 156, Page 237); (5) a 2 acre tract beginning at a 3/4" iron pipe set in East Right-of-Way line of US Highway 87 set for SW/C of a 1 acre tract heretofore conveyed to Paul D. Grissom & John T. Wilson by Deed dated April 10, 1957 for NW/C of this tract, said point-of-beginning being 626.1 feet South 51 degrees 25 minutes East from a 3/4" iron pipe in East Right-of-Way line of US Highway 87 set for SW/C of an 8 acre tract heretofore conveyed to Audrey Cox by E. A. Twedt, et ux by Deed recorded in Volume 97, Page 151, thence North 74 degrees 55 minutes East along South line of Paul D. Grissom & John T. Wilson tract which line is parallel to South line of Audrey Cox 8 acre tract, 434.12 feet to a 3/4" iron pipe set for SE/C of Paul D. Grissom & John T. Wilson tract & the NE/C of this tract, thence South 51 degrees 25 minutes East along a line parallel to East Right-of-Way line of US Highway 87 208.7 feet to an iron pipe set for SE/C of this tract, thence South 74 degrees 55 minutes West 434.12 feet to an iron pipe set for East Right-of-Way line of US Highway 87 for SW/C of this tract, thence North 51 Degrees 25 minutes West along East Right-of-Way line of US Highway 87 208.7 feet to point-of-beginning (see WD recorded in Volume 156, Page 503); and (6) a 1 acre tract beginning at a 3/4" iron pipe in East Right-of-Way of US Highway 87 for SW/C of an 8 acre tract conveyed to Audrey Cox by E. A. Twedt by Deed recorded in Volume 97, Page 151 for NW/C of this tract, thence North 74 degrees 55 minutes East 434.12 feet to a 3/4" iron pipe in South line of said Audrey Cox 8 acre tract for NE/C of this tract, thence



South 51 degrees 25 minutes East along a line parallel to East Right-of-Way line of US Highway 87 104.35 feet to a 3/4" Iron pipe for NE/C of a 2 acre tract & SE/C of this tract, thence South 74 degrees 55 minutes West along a line parallel to South line of said Audrey Cox 8 acre tract 434.12 feet to a 3/4" Iron pipe in East Right-of-Way line of US Highway 87 for NW/C of a 2 acre tract & SW/C of this tract, thence North 51 degrees 25 minutes West along East Right-of-Way line of US Highway 87 104.35 Feet to point-of-beginning (see WD recorded in Volume 151, Page 299).

LESSOR: Matilde C. Tijerina  
LESSEE: RK Petroleum Corp.  
LEASE DATE: October 31, 1979  
RECORDING DATA: Volume 230, Page 217 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: W/2 NE/4

LESSOR: John Dell Barron, et ux  
LESSEE: RK Petroleum Corp.  
LEASE DATE: November 2, 1982  
RECORDING DATA: Volume 252, Page 381 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 16: W/2 SW/4 from the surface to 7,680 feet, and E/2 SW/4 from the surface to 7,624 feet

LESSOR: Dennis Nix and Adren Nix  
LESSEE: James F. Devenport  
LEASE DATE: March 1, 1982  
RECORDING DATA: Volume 248, Page 731 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 8: S/3 acres of SW/4 save and except .47 acres described as beginning at a 3/4" iron pipe at SW/C of Section 8 which is also NW/C of Section 17 whence the light in the top of the Lamesa water tower bears North 30 degrees 10 minutes West, thence North 75 degrees 30 minutes East along North line of section 17 432.7 feet to a 2" iron pipe set in West boundary of Highway Right-of-Way for SE/C of this tract, thence North 53 degrees 43 minutes West along Highway Right-of-Way 61.7 feet to a 3/4" iron pipe set for NE/C of this tract, thence South 75 degrees 30 minutes West parallel with North line of Section 17 395.8 feet to a 3/4" iron pipe set in West line of Section 8 and for NW/C of this tract, thence South 14 degrees 30 minutes East along West line of Section 8 49.5 feet to point-of-beginning (see WD recorded in Volume 69, pages 309-311)

Section 17: West 240 acres of N/2 save and except 84.9 acres described as beginning at a 3/4" iron pipe at the SW/C of Section 8 & NW/C of Section 17, thence South 14 degrees 30 minutes East along West line of Section 17 2,640 feet to a 3/4" iron pipe set for SW/C of this tract & being NW/C of A. C. Woodward tract whence the light in the top of the Lamesa water tower bears North 26 degrees 25 minutes West, thence North 75 degrees 30 minutes East 2,369 feet to a 3/4" iron pipe set in West boundary line of Highway Right-of-Way for SE/C of this tract, thence North 53 degrees 34 minutes West along Highway Right-of-Way 3,273 feet to a 2" iron pipe set in North line of Section 17 for NE/C of this tract, thence South 75 degrees 30 minutes West 432.7 feet along South line of a .47 acre tract to point-of-beginning (see WD recorded in Volume 69, Pages 309-311); also save and except a 80 acre proration unit for Nix No. 1 well described as beginning at a point for NE/C of tract from which the NE/C of Section 17 bears North 15 degrees 5 minutes West 950.4 feet & North 74 degrees 55 minutes East 1,320 feet, thence South 15 degrees 5 minutes East 1,700 feet to point for SE/C of this tract, thence South 74 degrees 55 minutes West 1,424.7 feet to point in NE Right-of-Way of US Highway 87 for SW/C of this tract, thence North 51 degrees 25 minutes West 2,110.3 feet along NE Right-of-Way of US Highway 87 for NW/C of this tract, thence North 74 degrees 55 minutes East 2,675 feet to point-of-beginning (see assignment recorded in Volume 255, Page 185)

LESSOR: Earlene Boone and Olin A. Boone  
LESSEE: RK Petroleum Corp.  
LEASE DATE: September 14, 1984  
RECORDING DATA: Volume 270, Page 515 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract 8 (2.03 acres) in E/2 NE/4

LESSOR: Ruth Blackstock Solomon  
LESSEE: RK Petroleum Corp.  
LEASE DATE: September 12, 1984  
RECORDING DATA: Volume 270, Page 513 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: A tract in the NE/4 NE/4 described in tract 3 of division order title opinion dated April 29, 1985 as beginning at SE/C of tract this day conveyed to Calvin Shipley out of said section; thence SE along West line of Lamesa & Big Spring Highway 167; thence SW 574 feet to SE/C of tract this day conveyed to T. C. Drennan; thence North along said Drennan tract 250 feet; thence NE 437 feet to point-of-beginning (described in WD dated March 4, 1946 recorded in Volume 92, Page 572)

LESSOR: Domingo Ortiz  
LESSEE: RK Petroleum Corp.  
LEASE DATE: September 7, 1984  
RECORDING DATA: Volume 270, Page 141 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: A 210' X 210' tract in NE/4 NE/4 described as tract 1 of division order title opinion dated April 29, 1985 as beginning at a point in the North line of section being at intersection thereof w/Lamesa & Big Spring paved highway; thence SE along West line of highway 537 feet to NE/C & point-of-beginning of tract; thence SW at right angles 210 feet; thence SE at right angles 210 feet; thence NE at right angles 210 feet to highway line; thence NW along highway 210 feet to point-of-beginning (as described in WD record in Volume 89, Page 534)

LESSOR: Wayne L. Crane  
LESSEE: RK Petroleum Corp.  
LEASE DATE: September 7, 1984  
RECORDING DATA: Volume 270, Page 143 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: A tract in NE/4 NE/4 described in tract 2 in division order title opinion dated April 29, 1985 as beginning at intersection of North line of tract with West line of Lamesa & Big Spring Highway; thence SE along West line of highway 230 feet; thence SW 437 feet to point in East boundary line of tract conveyed to T. C. Drennan by deed of even date herewith which point is 370 feet South of North line of Section 20; thence North along East line of said Drennan tract 370 feet to North line of section; thence East of section line 266 feet to point-of-beginning (as described in WD dated March 4, 1946 recorded in Volume 92, Page 571)

LESSOR: Roy B. Watson, Jr., Individually and as Attorney-in-Fact  
LESSEE: RK Petroleum Corp.  
LEASE DATE: September 19, 1984  
RECORDING DATA: Volume 270, Page 559 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the SW/C of a 1 acre tract, the NW/C of NE/4 said section being NW/C of said 1 acre and the NE/C of said 1 acre being NW/C of a 2 acre tract conveyed to J. C. Cox in Volume 77, Page 216 (described as beginning at the intersection of the North boundary line of Section 20 and West boundary line of the Right-of-Way of Lamesa & Big Spring Highway, being Highway 87; thence SE along West line of Highway Right-of-Way 70 yards; thence West parallel with the North Boundary line of Section 20 140 yards; thence NW parallel with West line of Highway Right-of-Way 70 yards to point in the North boundary line of Section 20; thence East along the North boundary line of Section 20 to point-of-beginning), said 1 acre extending South far enough to make 1 acre, the West line thereof being West line of NE/4 and East line being West line of said tract; thence South from SW/C of said 1 acre tract along west line said NE/4 said section 105 yards; thence East parallel with the North line said section 70 yards; thence North parallel with West line of NE/4 said section 105 yards; thence West along the South line said 1 acre tract 70 yards to point-of-beginning (see WD recorded in Volume 85, Page 207).

LESSOR: Fred D. Meyer  
LESSEE: RK Petroleum Corp.  
LEASE DATE: October 29, 1984  
RECORDING DATA: Volume 272, Page 639 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: A 2 acre tract in the NE/4 NE/4 described as beginning at a point in the West boundary line of US Highway 87 (a concrete block) 68 feet SE of SE/C of Cates 1 acre tract out of said Section 20 (said 1 acre tract having been conveyed to Cates by R. H. Thomas and Wife in 1946); thence NW along the West boundary line of Highway 87 68 feet to point where the South boundary line of Cates 1 acre tract intersects the West/Highway for NE/C of tract; thence along the South boundary line of Cates 1 acre tract 210 feet projecting the South boundary line of Cates 1 acre tract an additional distance of 295 feet to point for SW/C of this tract; thence East to point-of-beginning (tract hereby conveyed is 68 feet wide on East end and 304 feet wide on the West end; the North side is 505 feet long and the South side is 500 feet long)

LESSOR: Nadine Reid  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 35 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).



LESSOR: Luda Hill  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 33 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: R. C. Drennan  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 41 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: John R. Drennan  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 13, 1985  
RECORDING DATA: Volume 278, Page 39 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Ola Gay Sessum  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 47 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Lorieta Thompson  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 45 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: G. D. Prichard  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 22, 1985  
RECORDING DATA: Volume 278, Page 49 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: James C. Cox  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 19, 1985  
RECORDING DATA: Volume 278, Page 37 of the Records Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Melba Gossett  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 19, 1985  
RECORDING DATA: Volume 278, Page 31 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Desmond R. Cox  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 19, 1985  
RECORDING DATA: Volume 278, Page 29 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Thomas C. Drennan  
LESSEE: R K Petroleum Corp.  
LEASE DATE: February 13, 1985  
RECORDING DATA: Volume 278, Page 51 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: C. A. Drennan  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 12, 1985  
RECORDING DATA: Volume 278, Page 171 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Jerry M. Shipley  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 19, 1985  
RECORDING DATA: Volume 278, Page 43 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Kasteen Locker  
LESSEE: RK Petroleum Corp.  
LEASE DATE: February 19, 1985  
RECORDING DATA: Volume 278, Page 139 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 20: Tract of land in the NE/4 NE/4 described as beginning at the NW/C of the E/2 NE/4, thence East along boundary line 173 feet, thence South parallel with the West line of said tract 620 feet, thence SW to point in said boundary line 190 feet which point is 700 feet South from the North line, thence North along boundary line 700 feet to the point-of-beginning (see WD dated March 4, 1946 recorded in Volume 92, Page 570).

LESSOR: Robert F. Brown, Individually and as Trustee  
LESSEE: RK Petroleum Corp.  
LEASE DATE: June 11, 1990  
RECORDING DATA: Volume 331, Page 461 of the Records of Dawson County, Texas  
DESCRIPTION: Block 35, Township 5 North, T&P RR. Company Survey  
Section 21: Tracts 5 and 6, and that part of tract 7 lying North of Highway Right-of-Way out of the N/2 describe in Partition Deed recorded in Volume 66, Page 484 of Deed Records (Surface to S/E of 100 feet below base of the Upper Spraberry formation).

A 42.9 acre tract out of the N/2 described as beginning at the NW/C of Allie Anderson tract (tract 3), thence West 50 feet South of the North line of section 287 9/10 yards, thence South parallel with the East line of section 721 yards to the North line of Vina Ayres tract (tract 1), thence East along the North line of Vina Ayres tract (tract 1) 287.9 yards to the SW/C of Allie Anderson tract (tract 3), thence North along the West line of Allie Anderson tract (tract 3) 721 yards to the point-of-beginning (as set out in partition Deed dated March 14, 1936, recorded in Volume 66, Page 484).

THE ABOVE-DESCRIBED WELL OR WELLS AND ITS/THEIR APPLICABLE LOCATION ARE FOR REFERENCE PURPOSES ONLY, AND SAID DESCRIPTIONS ARE NOT INTENDED TO LIMIT THE RIGHTS HEREIN CONVEYED TO A WELL BORE RIGHT UNLESS OTHERWISE SPECIFICALLY STATED IN THE ASSIGNMENT TO WHICH THIS EXHIBIT "A" IS ATTACHED.



**PERSONAL PROPERTY**

All oil wells, pumping units, casing rods, production tubing, separators, surface flowlines, wellheads, tanks and other equipment incidental to and used in connection with the production, treating and storing of minerals or the like (including oil and gas) from those certain oil, gas and mineral leases described in this Exhibit "A".

Signed for identification:

Craig A. Edwards

RECEIVED  
DAWSON COUNTY SHERIFF'S OFFICE  
MAR 13 2018  
AT 1:40 AM (PM)

DELIVERED: POSTED

A.M. (P.M.) 3:50  
DATE: 3/13/18  
BY: M. Hogg

MATT HOGG, SHERIFF