

**AFFIDAVIT OF LEGAL RIGHT TO PRODUCE GROUNDWATER**

(Entity Form)

**BEFORE ME**, the undersigned authority, on this day personally appeared Sandra Ryan, who being duly sworn on her oath, says and deposes as follows:

"My name is Sandra Ryan. I am the Trustee (title) of The Sandra C. Ryan Trust (name of entity) (hereinafter referred to as the "Applicant"). I have been authorized by The Trust (name of entity) to give this affidavit. I am of sound mind, over eighteen (18) years of age, and have never been convicted of a felony or of a crime involving moral turpitude. My address is 13839 Zane Wallace Rd. Hearne Texas 77859. I have personal knowledge of the facts stated herein, and they are true and correct.

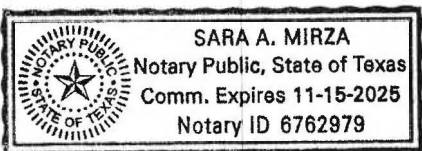
1. I am submitting to the Brazos Valley Groundwater Conservation District ("District") an application for a drilling and/or operating permit on behalf of the Applicant for water wells located at \*See Attached.
2. Applicant has the legal authority to produce the groundwater associated with the land surface and the permit application for the well listed in #1 above, as required by District Rule 7.1(c).
3. Exhibit A, attached hereto, is the map that identifies the water rights to be legally controlled by the Applicant under District Rule 7.1(c) for the well listed in #1 above.
4. I have provided to the District documents that prove Applicant's right to own, control, or produce the groundwater rights associated with the permit application for the well listed in #1 above, as required by District Rule 7.1(c). See Attached Title Documents
5. I have provided to the District documents, if any, that fully evidence all transfer(s) of Applicant's right to own, control, or produce the groundwater rights to another person/entity that are associated with the land surface and the permit application, as required by Rule 7.1(c). And I understand that I am required to provide such transfer documents as they occur in the future.
6. I understand that a permit may be amended or revoked if the groundwater rights or right to produce, related to a permit under Rule 7.1(c), are legally transferred to another person/entity.

**FURTHER AFFIANT SAYETH NOT."**

Signed Sandra Ryan  
Sandra Ryan, Individually  
and as Trustee of the Sandra C. Ryan Trust  
Authorized representative of Applicant

SWORN AND SUBSCRIBED to before me on this the 8<sup>th</sup> day of August, 2023 Sam

(Notary Seal)



Sara A. Mirza  
Notary Public in and for the State of Texas  
My Commission Expires: 11-15-2025

**AFFIDAVIT OF LEGAL RIGHT TO PRODUCE GROUNDWATER**

(Entity Form)

**BEFORE ME**, the undersigned authority, on this day personally appeared Bernadette Priestly, who being duly sworn on her oath, says and deposes as follows:

"My name is Bernadette Priestly aka Bernadette Sloat. I am the Trustee (title) of The Bernadette C. Priestly Trust (name of entity) (hereinafter referred to as the "Applicant"). I have been authorized by The Trust (name of entity) to give this affidavit. I am of sound mind, over eighteen (18) years of age, and have never been convicted of a felony or of a crime involving moral turpitude. My address is 16000 Oleta Ln., Sugarland, Texas 77498. I have personal knowledge of the facts stated herein, and they are true and correct.

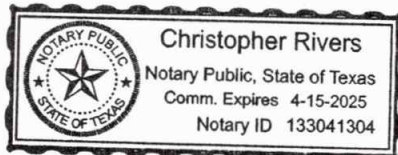
1. I am submitting to the Brazos Valley Groundwater Conservation District ("District") an application for a drilling and/or operating permit on behalf of the Applicant for a water well located at \*See Attached.
2. Applicant has the legal authority to produce the groundwater associated with the land surface and the permit application for the well listed in #1 above, as required by District Rule 7.1(c).
3. Exhibit A, attached hereto, is the map that identifies the water rights to be legally controlled by the Applicant under District Rule 7.1(c) for the well listed in #1 above.
4. I have provided to the District documents that prove Applicant's right to own, control, or produce the groundwater rights associated with the permit application for the well listed in #1 above, as required by District Rule 7.1(c).
5. I have provided to the District documents, if any, that fully evidence all transfer(s) of Applicant's right to own, control, or produce the groundwater rights to another person/entity that are associated with the land surface and the permit application, as required by Rule 7.1(c). And I understand that I am required to provide such transfer documents as they occur in the future.
6. I understand that a permit may be amended or revoked if the groundwater rights or right to produce, related to a permit under Rule 7.1(c), are legally transferred to another person/entity.

**FURTHER AFFIANT SAYETH NOT."**

Signed *Bernadette Sloat*  
**Bernadette Sloat, Individually**  
**and as Trustee of the Bernadette C. Priestly Trust**  
**Authorized representative of Applicant**

**SWORN AND SUBSCRIBED** to before me on this the 8 day of August, 2023.

(Notary Seal)



*Christopher Rivers*  
**Notary Public in and for the State of Texas**  
**My Commission Expires:** April 15, 2025



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Partition Deed  
GF#7072-2 (Munford Tract)

**SAVE AND EXCEPT**, and there is hereby reserved unto Grantor, Grantor's heirs, successors and assigns, all of the oil and gas, and all of the related liquid and/or gaseous hydrocarbons, now owned by Grantor, in, on and under, and that may be produced from the tract of land above described.

And the other party hereto, GATHAN REISTINO; MALISSA ANDREA REISTINO, through JOYCE AILENE WALDEN AS GUARDIAN of MALISSA ANDREA REISTINO; and MARIA LOUISE REISTINO, through JOYCE AILENE WALDEN AS GUARDIAN of MARIA LOUISE REISTINO, HAS GRANTED, RELEASED, CONFIRMED, AND CONVEYED, and by these presents DO HEREBY GRANT, RELEASE, CONFIRM, AND CONVEY unto the said SANDRA C. RYAN, FRANCES CORPORA, and BERNADETTE C. PRIESTLY, the Property in Tract Two described above.

This conveyance is expressly made subject to the following:

- (1) All standby fees, taxes and assessments by any taxing authority for the year 1997 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership;
- (2) All recorded easements, conditions, covenants, restrictions, and reservations affecting the use and occupancy of the property above described; any reservation and/or conveyances as to Oil, Gas and Other Minerals, and any Oil and Gas Leases; and the zoning laws and other restrictions, regulations, ordinances and statutes of municipal or other governmental authorities applicable to and enforceable against the above described premises.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereto in any wise belonging and any right, title, and interest of the Grantors in and to adjacent streets, alleys, and rights-of-way, unto the said SANDRA C. RYAN, FRANCES CORPORA, and BERNADETTE C. PRIESTLY, their heirs, personal representatives, and assigns forever; and the other party hereto, GATHAN REISTINO; MALISSA ANDREA REISTINO, through JOYCE AILENE WALDEN AS GUARDIAN of MALISSA ANDREA REISTINO; and MARIA LOUISE REISTINO, through JOYCE AILENE WALDEN AS GUARDIAN of MARIA LOUISE REISTINO do bind themselves, their heirs, personal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said SANDRA C. RYAN, FRANCES CORPORA, and BERNADETTE C. PRIESTLY, their heirs, personal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part

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GF#7072-2 (Munford Tract)

thereof subject however, as aforesaid.

IN WITNESS WHEREOF, we have hereunto set our hands this 18<sup>th</sup> day of  
November, 1998.

Sethan Reistino  
GATHAN REISTINO

Joyce Ailene Walden  
MALISSA ANDREA REISTINO, through JOYCE  
AILENE WALDEN AS GUARDIAN of MALISSA  
ANDREA REISTINO

Joyce Ailene Walden  
MARIA LOUISE REISTINO, through JOYCE  
AILENE WALDEN AS GUARDIAN of MARIA  
LOUISE REISTINO

Sandra C. Ryan  
SANDRA C. RYAN

Frances Corpora  
FRANCES CORPORA

Ber Valette C. Priestly  
BER VALETTE C. PRIESTLY

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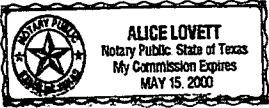
Official Public Records

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Partition Deed  
GF87072-2 (Munford Tract)

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged on this the 8<sup>th</sup> day of November, 19\_\_ by  
Gathan Reistino.

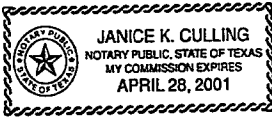


*Alice Lovett*  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged on this the 15<sup>th</sup> day of OCTOBER, 1998 by  
Malissa Andrea Reistino, through Joyce Ailene Walden as Guardian of Malissa Andrea Reistino.

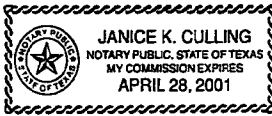


*Janice K. Culling*  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged on this the 15<sup>th</sup> day of OCTOBER, 1998 by  
Maria Louise Reistino, through Joyce Ailene Walden as Guardian of Maria Louise Reistino.



*Janice K. Culling*  
NOTARY PUBLIC, State of Texas

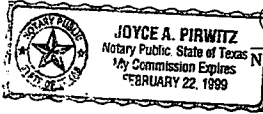
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Partition Deed  
GF#7072-2 (Munford Tract)

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged on this the 5th day of November 1998 by Sandra C. Ryan.

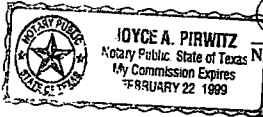


*Joyce A. Pirwitz*  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged on this the 5th day of November 1998 by Frances Corpora.



*Joyce A. Pirwitz*  
NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged on this the 9th day of November 1998 by Bernadette C. Priestly.



*Jacquelyn W. Musia*  
NOTARY PUBLIC, State of Texas

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Field Notes for a 126.54 Acre Tract  
 G. A. NIXON SURVEY, A-31  
 Robertson County, Texas

All that certain tract or parcel of land lying and being situated in Robertson County, Texas, out of and a part of the G. A. Nixon Survey, Abstract No. 31, and further being out of a tract called 42.75 acres described as the FIRST TRACT and out of a tract called 125 acres described as the SECOND TRACT both in a Deed to Joe Reistino recorded in Volume 144, page 90 of the Deed Records of Robertson County, Texas, said tract or parcel of land herein described as follows:

COMMENCING at a set  $\frac{1}{2}$ " steel rod at a fence corner in the West line of the Thomas E. Foyt and Frances C. Foyt 88 acre tract (144-438) for the North East corner of the above mentioned Reistino 125 acre tract and for the South East corner of the Thomas E. Foyt and Frances C. Foyt 185 acre tract (177-72);

THENCE S 30° 00' 00" E 240.58 feet along the East line of the Reistino 125 acre tract to a set  $\frac{1}{2}$ " steel rod for the PLACE OF BEGINNING and for the North East corner of the herein described tract;

THENCE S 30° 00' 00" E 807.10 feet to a set  $\frac{1}{2}$ " steel rod at a fence corner for the occupied South East corner of the Reistino 125 acre tract and for the South East corner of the herein described tract;

THENCE along a fence for the common line between the Reistino 42.75 and 125 acre tracts and the Thomas E. Foyt and Frances C. Foyt 451 acre tract (144-438) S 59° 55' 09" W 3686.68 feet to a 6" cedar corner post, S 31° 10' 12"E 37.46 feet to a 6" cedar corner post, and S 60° 04' 00" W 3470.46 feet to a set  $\frac{1}{2}$ " steel rod at a fence corner for the occupied South West corner of the Reistino 42.75 acre tract;

THENCE N 28° 38' 40" W 732.12 feet along a fence for the West line of the Reistino 42.75 acre tract to a set  $\frac{1}{2}$ " steel rod for the North West corner of the herein described tract;

THENCE N 59° 05' 12" E 7139.96 feet across the Reistino 42.75 and 125 acre tracts to the PLACE OF BEGINNING and containing 126.54 acres of land, more or less.

NOTE: Reference bearing is the East line of the Reistino 125 acre tract called S 30° E.

Surveyed by Joe L. Wilson  
 Joe L. Wilson  
 R. P. L. S. 2957  
 October 1997

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Exhibit " A "  
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**SPECIAL WARRANTY DEED**  
**(Louise R. Scarpinato and Charlie Pete Scarpinato**  
**to Sandra C. Ryan, Trustee)**  
**(Robertson County)**

Accepted for Filing in:  
Robertson County  
On: Dec 31, 2003 at 11:05A  
By: Carol Bancroft

Date: December 26, 2003

Recitals of Facts:

1. Charlie Pete Scarpinato was also known as Charles Pete Scarpinato, Charlie Scarpinato, Charles Scarpinato, Charlie P. Scarpinato and Charles P. Scarpinato.
2. Charlie Pete Scarpinato died March 20, 2002, while a resident of Robertson County, Texas.
3. The Last Will and Testament of Charlie Pete Scarpinato was duly admitted to probate in Cause No. 6652; styled In the Estate of Charlie Pete Scarpinato, Deceased in the County Court of Robertson County, Texas.
4. Sandra C. Ryan is the duly appointed and qualified Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased.
5. Louise R. Scarpinato died on September 28, 2001, while a resident of Robertson County, Texas, predeceasing her husband, Charlie Pete Scarpinato.
6. The Last Will and Testament of Louise R. Scarpinato was duly admitted to probate in Cause No. 6617; styled In the Estate of Louise R. Scarpinato, Deceased in the County Court of Robertson County, Texas.
7. Sandra C. Ryan is the duly appointed and qualified Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and is Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and is Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato
8. All of the real property owned by Charlie Pete Scarpinato at his death is devised:
  - a) ½ to Sandra C. Ryan, Trustee of the Sandra C. Ryan Trust; and
  - b) ½ to Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust.
9. All of the real property owned by Louise R. Scarpinato at her death is distributed at the death of Charles Pete Scarpinato as follows:
  - a) ½ to Sandra C. Ryan, Trustee of the Sandra C. Ryan Trust; and
  - b) ½ to Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust.
10. This deed and the corresponding deed to Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust is given pursuant to the Last Will and Testament of Charlie Pete Scarpinato and the Last Will and Testament of Louise R. Scarpinato.

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Grantor: Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652 styled in the Estate of Charlie Pete Scarpinato in the County Court of Robertson County, Texas; and

Sandra C. Ryan, Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R, Scarpinato.

Grantee: Sandra C. Ryan, Trustee of the Sandra C. Ryan Trust

Grantee's Address: Route 1, Box 264  
Hearne, Texas 77859

Consideration: In fulfillment and pursuant to the Last Will and Testament of Louise R. Scarpinato, Deceased and the Last Will and Testament of Charles Pete Scarpinato

Property (including any improvements):

An undivided ½ interest of all the real property owned in Robertson County, Texas by Charles Pete Scarpinato, on his death on March 20, 2002, included ½ of the oil, gas and minerals owned by Charles Pete Scarpinato, on his death on March 20, 2002, and including any oil and gas royalties held by an operator regardless of the date of production.

An undivided ½ interest of all the real property in Robertson County, Texas owned by Louise R. Scarpinato, on her death on October 28, 2001, including ½ of the oil, gas and minerals owned by Louise R. Scarpinato at her death on October 28, 2001, and including any oil and gas royalties held by an operator regardless of the date of production.

Exceptions to Conveyance and Warranty: None

Reservations from Conveyance and Warranty:

SAVE AND EXCEPT Lot 6, 7, 8, Block 180, Meadowbrook Addition, City of Hearne, Robertson County, Texas previously conveyed.

Grantor, for the consideration, the receipt of which is hereby acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully

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claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

GRANTOR:

Sandra C. Ryan

Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652, styled in the Estate of Charlie Pete Scarpinato, Deceased, in the County Court of Robertson County, Texas.

GRANTOR:

Sandra C. Ryan

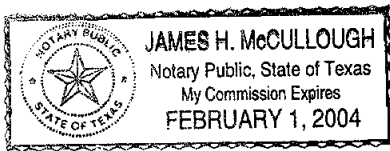
Sandra C. Ryan, Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato.

THE STATE OF TEXAS

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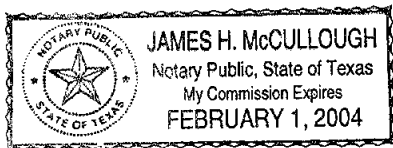
COUNTY OF ROBERTSON

This instrument was acknowledged before me this 26<sup>th</sup> day of December, 2003 by Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652, styled in the Estate of Charlie Pete Scarpinato; In the County Court of Robertson County, Texas.



[Signature]  
Notary Public, State of Texas

This instrument was acknowledged before me this 26<sup>th</sup> day of December, 2003 by Sandra C. Ryan as Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato.



[Signature]  
Notary Public, State of Texas

**SPECIAL WARRANTY DEED**  
**(Louise R. Scarpinato and Charlie Pete Scarpinato**  
**to Bernadette C. Priestly, Trustee)**  
**(Robertson County)**

Accepted for Filing in:  
Robertson County  
On: Dec 31, 2003 at 11:05A  
By: Carol Bancroft

Date: December 26, 2003

Recitals of Facts:

1. Charlie Pete Scarpinato was also known as Charles Pete Scarpinato, Charlie Scarpinato, Charles Scarpinato, Charlie P. Scarpinato and Charles P. Scarpinato.
2. Charlie Pete Scarpinato died March 20, 2002, while a resident of Robertson County, Texas.
3. The Last Will and Testament of Charlie Pete Scarpinato was duly admitted to probate in Cause No. 6652; styled In the Estate of Charlie Pete Scarpinato, Deceased in the County Court of Robertson County, Texas.
4. Sandra C. Ryan is the duly appointed and qualified Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased.
5. Louise R. Scarpinato died on September 28, 2001, while a resident of Robertson County, Texas, predeceasing her husband, Charlie Pete Scarpinato.
6. The Last Will and Testament of Louise R. Scarpinato was duly admitted to probate in Cause No. 6617; styled In the Estate of Louise R. Scarpinato, Deceased in the County Court of Robertson County, Texas.
7. Sandra C. Ryan is the duly appointed and qualified Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and is Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and is Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato
8. All of the real property owned by Charlie Pete Scarpinato at his death is devised:
  - a) ½ to Sandra C. Ryan, Trustee of the Sandra C. Ryan Trust; and
  - b) ½ to Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust.
9. All of the real property owned by Louise R. Scarpinato at her death is distributed at the death of Charles Pete Scarpinato as follows:
  - a) ½ to Sandra C. Ryan, Trustee of the Sandra C. Ryan Trust; and
  - b) ½ to Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust.
10. This deed and the corresponding deed to Sandra C. Ryan Trustee of the Sandra C. Ryan Trust is given pursuant to the Last Will and Testament of Charlie Pete Scarpinato and the Last Will and Testament of Louise R. Scarpinato.

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Grantor: Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652 styled in the Estate of Charlie Pete Scarpinato in the County Court of Robertson County, Texas; and

Sandra C. Ryan, Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R, Scarpinato.

Grantee: Bernadette C. Priestly, Trustee of the Bernadette C. Priestly Trust

Grantee's Address: 927 Holly Hill Dr.  
Sugarland, Texas 77478

Consideration: In fulfillment and pursuant to the Last Will and Testament of Louise R. Scarpinato, Deceased and the Last Will and Testament of Charles Pete Scarpinato

Property (including any improvements):

An undivided ½ interest of all the real property owned in Robertson County, Texas by Charles Pete Scarpinato, on his death on March 20, 2002, included ½ of the oil, gas and minerals owned by Charles Pete Scarpinato, on his death on March 20, 2002, and including any oil and gas royalties held by an operator regardless of the date of production.

An undivided ½ interest of all the real property in Robertson County, Texas owned by Louise R. Scarpinato, on her death on October 28, 2001, including ½ of the oil, gas and minerals owned by Louise R. Scarpinato at her death on October 28, 2001, and including any oil and gas royalties held by an operator regardless of the date of production.

Exceptions to Conveyance and Warranty: None

Reservations from Conveyance and Warranty:

SAVE AND EXCEPT Lot 6, 7, 8, Block 180, Meadowbrook Addition, City of Hearne, Robertson County, Texas previously conveyed.

Grantor, for the consideration, the receipt of which is hereby acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully

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claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

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

GRANTOR:

Sandra C. Ryan

Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652, styled in the Estate of Charlie Pete Scarpinato, Deceased, in the County Court of Robertson County, Texas.

GRANTOR:

Sandra C. Ryan

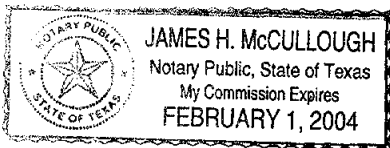
Sandra C. Ryan, Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato.

THE STATE OF TEXAS

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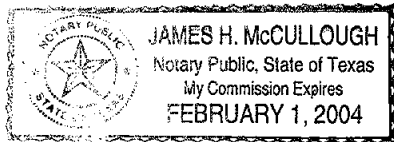
COUNTY OF ROBERTSON

This instrument was acknowledged before me this 26<sup>th</sup> day of December, 2003 by Sandra C. Ryan, Independent Executrix of the Estate of Charlie Pete Scarpinato, Deceased in Cause No. 6652, styled in the Estate of Charlie Pete Scarpinato; In the County Court of Robertson County, Texas.



[Signature]  
Notary Public, State of Texas

This instrument was acknowledged before me this 26<sup>th</sup> day of December, 2003 by Sandra C. Ryan as Independent Executrix of the Estate of Louise R. Scarpinato, Deceased in Cause No. 6617 styled in the Estate of Louise R. Scarpinato, Deceased, in the County Court of Robertson County, Texas and as Trustee of the Marital Trust in the Last Will and Testament of Louise R. Scarpinato and as Trustee of the Family Trust in the Last Will and Testament of Louise R. Scarpinato.



[Signature]  
Notary Public, State of Texas

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

WARRANTY DEED

Accepted for Filing in: Robertson County On: Oct 05, 2018 at 02:20P By: Carol Bancroft

Date: The 15th day of July, 2018.

Grantor: VENCE CORPORA FAMILY LIMITED PARTNERSHIP CORPORA & CORPORA, INC., General Partner, SANDRA MARIE RYAN and BERNADETTE C. SLOAT, Officers

Grantor's Mailing Address (including county): 807 Calvert Street Hearne, Texas 77859 (Robertson County, Texas)

Grantees and Mailing Addresses (including County):

\* Each Grantee shall receive an undivided one-half (1/2) interest \*

SANDRA C. RYAN TRUST 13839 Zane Wallace Road Hearne, Texas 77859 (Robertson County, Texas)

BERNADETTE C. PRIESTLY TRUST 16000 Oleta Lane Sugar Land, Texas 77498 (Fort Bend County, Texas)

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Grantor has granted, sold, conveyed, assigned and delivered, and by these presents does grant, sell, convey, assign and deliver all of the right, title and interest of the Grantor in and to the following described real property located in Robertson County, Texas, commonly known as the Mumford Farm, to-wit:

All the undivided interest in a tract described as an undivided one-eighth (1/8th) interest (the same being a 21.703 acre interest) in and to that certain 167.75 acre tract of land located and situated in the G.A. Nixon Survey, Abstract No. 31 in Robertson County, Texas and being known as the Mumford Farm, and being the same tract of land described in the Deed from E. H. Astin to Joe Reistino dated September 23, 1946 and duly recorded in Volume 144, Page 90 of the Deed Records of Robertson County, Texas, reference being made to the said Deed for all purposes.

**Reservations from and Exceptions to Conveyance and Warranty:**

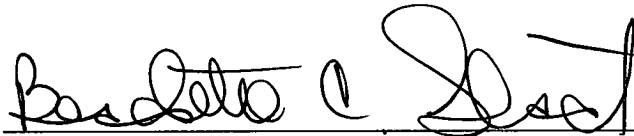
All reservations from and exceptions to conveyance and warranty of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, conveys, assigns and delivers unto the Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever, without express or implied warranty; and all warranties that might arise by common law and the warranties in §5.023 of the Texas Property Code (or its successor) are excluded.

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



SANDRA MARIE RYAN, Officer of the General Partner of the VENCE CORPORA FAMILY LIMITED PARTNERSHIP, Grantor



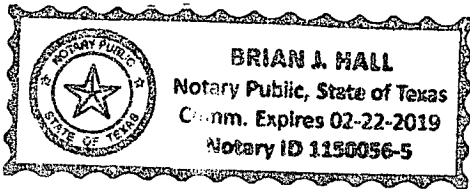
BERNADETTE C. SLOAT, Officer of the General Partner of the VENCE CORPORA FAMILY LIMITED PARTNERSHIP, Grantor



THE STATE OF TEXAS §  
COUNTY OF Robertson §  
§

This instrument was acknowledged before me by SANDRA MARIE RYAN, Officer of the General Partner of the VENCE CORPORA FAMILY LIMITED PARTNERSHIP, as the Grantor, on this 1<sup>st</sup> day of July, 2018.

Brian J. Hall  
Notary Public, State of Texas

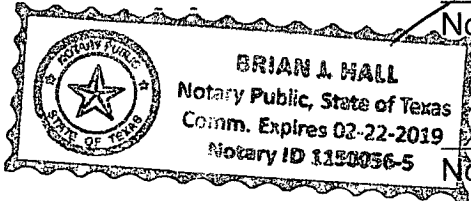


Notary's Printed Name and Commission Expiration

THE STATE OF TEXAS §  
COUNTY OF Robertson §  
§

This instrument was acknowledged before me by BERNADETTE C. SLOAT, Officer of the General Partner of the VENCE CORPORA FAMILY LIMITED PARTNERSHIP, as the Grantor, on this 1<sup>st</sup> day of July, 2018.

Brian J. Hall  
Notary Public, State of Texas



Notary's Printed Name and Commission Expiration

AFTER RECORDING RETURN TO:

Barnett & Hall, L.L.P.  
Attn: Brian J. Hall  
5944 Luther Lane; Ste 755  
Dallas, Texas 75225

PREPARED IN THE LAW OFFICE OF:

Barnett & Hall, L.L.P.  
By: Brian J. Hall  
5944 Luther Lane; Ste 755  
Dallas, Texas 75225

Doc                    Bk                    Vol                    Pg  
20183362 OR                    1357                    92

STATE OF TEXAS                    COUNTY OF ROBERTSON.  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of: Robertson County  
as stamped hereon by me.

Oct 05, 2018

Stephanie M. Sanders, County Clerk,  
Robertson County

