

ONE YEAR TERM ASSIGNMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF
WINKLER

This Agreement dated **April 15th, 2024** between **Susan R. Stoltz**, hereinafter called Grantor, whose address is **7316 Gregg Rd., Bloomfield , NY 14469**, hereinafter called the grantor (whether one or more persons), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by **Scarlet Land Services, LLC**, hereinafter called Grantee, **810 Texas Avenue, Lubbock, TX 79401**, hereinafter called the grantee, have granted, conveyed, assigned and delivered and by these presents do grant, convey, assign and deliver unto the said grantee, all of the grantor's undivided interests in and to all of the oil royalty, gas royalty and royalty in the other minerals in and under that may be produced from the following described lands, leases, adjacent tracts or any land pooled therewith, located in the County of **Winkler State of Texas**, to-wit:


All of Section 13, Block A56, PSL Survey, Winkler County, Texas

This grant shall run, and the rights, titles and privileges hereby granted shall extend to grantee herein, and to grantee's heirs, administrators, executors and assigns, for the period of ONE Year(s) from the date hereof, and as long thereafter as oil, gas or other minerals or either of them, is produced or mined from the lands leases, or wells described herein, including the excepted wellbore, or from adjacent lands with which said lands, or on lands pooled or unitized therewith, in an effort to produced oil, gas, or other minerals and if said operations results in the productions of said minerals, then for as long as oil, gas or other minerals are produced from said lands, adjacent lands, leases, or from lands pooled or unitized therewith.

Grantor does hereby irrevocably appoint and constitute Grantee's representative as agent and attorney in fact for the limited purpose only of executing division orders, transfer orders and all other instruments as may be necessary to make fully effective this conveyance of interest, so that he may act in Grantor's place and stead for this limited purpose only. Grantor agrees to execute such further assurance as may be requisite for the full and complete enjoyment of the rights herein granted including any instrument required to correct or solidify the assignment. Grantee herein shall have the right at any time to redeem for said Grantor by payment mortgage, taxes, or liens on the above described land upon default in payment by Grantor, and be subrogated to this right of the holder thereof. This agreement constitutes the sole and only agreement of the parties to this assignment and supersedes any prior understandings, written or oral agreements, between the parties respecting the subject matter of this assignment. All prior agreements or understandings, whether oral or written, are hereby merged into the terms of this written agreement. Grantor does hereby bind himself, heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the said property unto the said Grantee herein, its heirs, successors, and assigns to, through and by Grantor but not otherwise.

Grantor agrees to indemnify and hold Grantee harmless against all claims, causes of action, demands, liabilities, damages, fines, penalties, obligations, litigation, including all causes of action asserted or that could be asserted by Grantor. Grantor further agrees he will have no rights to any claim or can dispute any part of this assignment, including but not limited to, all claims and disputes that could arise from this assignment. No amendment, modification, or alteration of the terms hereof shall be binding unless it is in writing, dated subsequent to the date hereof, and duly executed by the parties.

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Pam Greene - Winkler County, TX County Clerk



WITNESS the following signatures, this 29 day of MAY, 2024.

Susan R Stoltz
Susan R. Stoltz

ACKNOWLEDGMENT

STATE OF NY

COUNTY OF ONTARIO

This instrument was acknowledged before me on the 29th day of May, 2024, by **Susan R. Stoltz**, in all capacities, and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

Geraldine H Rogers
Notary Public, State of New York

GERALDINE H. ROGERS
Notary Public, State of New York
Ontario County Reg. #01R06324409
Commission Expires 05/04/2027