

Exhibit F

MINERAL & ROYALTY DEED

STATE OF NEW MEXICO

COUNTY OF EDDY

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KNOWN ALL MEN BY THESE PRESENTS:

Gary Bennett Wheeler, dealing in his sole and separate property, whose address is 10346 Gregory Road, Sanger, TX 76266 ("Grantor"), for One Hundred Dollars (\$100.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, and CONVEY unto RREP Royalties II, LLC, a Texas limited liability company, whose address is P.O. Box 1149, Covington, LA 70434, ("Grantee"), all of Grantor's right, title and interest in and to the oil, gas, and other mineral and royalty interests owned by Grantor in those certain tracts or parcels of land, wells, leases and/or units referenced, and all mineral interests associated therewith, described and/or platted as follows, and located in Eddy County, New Mexico, to wit:

Township-22-South, Range-27-East, N.M.P.M.

All of Section 17, including but not limited to, NE/4 of NE/4 of Section 17-22S-27E, less and except a tract of land containing 0.8 acres described in WD 26/615 from Sadie M. Hicks et al to Joe D. Tiller Jr. and Stacy E. Tiller, his wife dated 7/22/1988;

All of Section 6, including but not limited to, those certain tracts or parcels of land containing 0.3444 acres, more or less, being more particularly described as Lots 11 and 13, Block 100, Stevens Second Addition, situated in the SW/4 of Section 6-22S-27E, Eddy County, NM, and being further depicted on that certain Map of Stevens Second Addition to the Town of Carlsbad, NM, dedicated 1/4/1906 and recorded in map Cabinet 1, Slide 68 of the Map Records of and for Eddy County, NM.

hereinafter referred to as "Mineral Interests". Grantor grants unto Grantee one hundred percent (100%) of all its right, title and interest in and to all oil, gas, minerals, royalties, overriding royalties, non-participating royalty interests, net profits interests and any other royalty interests in and to those certain tracts and parcels of land, wells, leases and/or units owned or claimed by Grantor in the above lands, whether or not described specifically herein.

Grantor agrees and covenants to execute such further assurances as may be necessary or requisite for the full and complete enjoyment of all the rights herein granted, and should the foregoing description for any reason prove incorrect or inadequate to cover the Mineral Interests intended to be conveyed above Grantor agrees to execute such instrument or instruments that may be necessary to correct the foregoing description. Grantor also agrees that Grantee shall have, and is hereby granted and given, the right at any time to redeem for Grantor, by payment, any mortgage, taxes, or other liens on the above-described Mineral Interests, upon default in the payment thereof by Grantor, and that Grantee shall be subrogated to the rights of the holders thereof, but Grantee shall not be under any obligation to make such payment.

For the same consideration recited above, Grantor also hereby conveys to Grantee all accrued but unpaid royalties attributable to the interest being conveyed, including any suspended royalties held in the name of Grantor or any predecessor in interest of Grantor. And for the same consideration the Grantor covenants with the Grantee, its successors or assigns, that the Grantor is the lawful owner of and has good title to the Interest, free and clear from all liens, assessments, encumbrances or claims created by, through or under Grantor. Furthermore, Grantor covenants that there are no brokerage fees, finder's fees, agent's commissions, or other similar forms of compensation to a third-party or intermediary in connection with this Assignment. Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular, the Interest unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, Grantor agrees to execute such further assurances as may be required for the complete enjoyment of the rights granted herein.

Grantee, or successors in title of Grantee, shall never be under any obligations, either express or implied, to drill or mine for oil, gas, sulfur or any other minerals, but such mining or drilling, both before and after production, shall be wholly at the option of said Grantee, or successors in title to Grantee.

Grantor does hereby irrevocably appoint and constitute Grantee as Grantor's Agent and Attorney-in-Fact for the limited purpose only of correction conveyances for amendment of description, including typographical errors, and all other instruments as may be necessary for this conveyance of interest, so that Grantee may act in Grantor's place and stead for this limited purpose only. Grantee is also given, through this provision the authority to correct the description of the property being conveyed, if necessary, to show the actual description of the property as reflected by the County Records in which the property is located. This is a Durable Power of Attorney and is not affected by the subsequent disability or incapacity of the principal.



Further, grantor retains no interest, claim, or right to any recovery, settlement, order, judgement, or other interest, monetary or otherwise, related to any causes of action, choses in action, or claims that have been assigned to Grantee herein, regardless of whether the cause or claim accrued prior to the Effective Date; and any such interest, claim or right are hereby assigned and conveyed to Grantee.

TO HAVE AND TO HOLD the above-described interest in the oil, gas, and other minerals, and all other rights herein granted, all and singular, the rights and appurtenances thereto belonging or appertaining, with the right of ingress and egress, and possession at all times for the purpose of drilling and exploring for said minerals and the maintenance of facilities and means necessary or convenient for producing, treating and transporting such oil, gas and minerals.

It is the intent of the Grantor to convey and assign all of Grantor's mineral and royalty interests in and to the land specifically described above.

This Mineral & Royalty Deed shall bind and inure to the benefit of the heirs, successors and assigns, of the parties hereto.

Executed on the acknowledgment date below, but EFFECTIVE as of July 1, 2024.

GRANTOR

Gary Bennett Wheeler

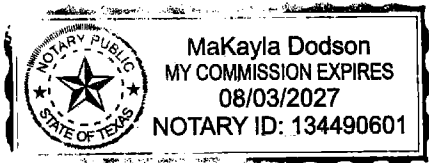
Gary Bennett Wheeler

By: Gary Bennett Wheeler,
dealing in his sole and separate property

ACKNOWLEDGEMENTS

STATE OF Texas §
COUNTY OF Denton §
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This instrument was acknowledged before me on August 19th 2024,
by **Gary Bennett Wheeler, dealing in his sole and separate property.**



MaKayla Dodson
Notary Public,
in and for the State of Texas