

ASSIGNMENT, CONVEYANCE AND BILL OF SALE

STATE OF NEW MEXICO §

COUNTY OF LEA §

This Assignment, Conveyance and Bill of Sale, hereinafter called "Assignment", is made effective as of June 1, 2020, hereinafter called "Effective Date", by and between **TRACY ANDERSON**, a single woman, with the address 6315 Misty Creek, Missouri City, Texas 77479, hereinafter called "Assignor", for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, hereby bargains, sells, assigns and conveys unto **TOM M. RAGSDALE**, a single man, with the address 400 N. Sam Houston Pkwy East, Suite 601, Houston, Texas 77060, his respective heirs and assigns, hereinafter called "Assignee", all of her right, title and interest in and to the oil and gas wells described on Exhibit "A" attached hereto, hereinafter called "Wells", and the leases and lands described on Exhibit "B" attached hereto, hereinafter called "Leases", together with all personal property and equipment used or obtained in connection with the operation of the Leases and Wells. Subject to the reservations herein, it is the intention of Assignor to assign to Assignee all of her right, title and interest in and to the Leases and Wells and other property used or obtained in connection with the Leases and Wells, whether or not such interests are accurately described in Exhibits "A" and "B" including, but not limited to, all of Assignor's right, title and interest in and to the following, collectively hereinafter call "Properties":

1. Assignor's leasehold interest in oil, gas and other minerals, including working interest, carried working interest, net profits interest, right of assignment and reassignment, and all other rights and interests to the extent they pertain to the interests described in Exhibits "A" and "B".
2. Any royalty, overriding royalties, production payments, right to take royalties in kind, and all other interests in and/or payable out of production of oil, gas and other minerals to the extent they pertain to the interests described in Exhibits "A" and "B".
3. All rights and interests in or derived from Unit Agreements, orders and decisions of State and Federal regulatory authorities establishing units, Joint Operating Agreements, Enhanced Recovery Agreements, Water Flood Agreements, Farmout Agreements and

Farmin Agreements, Options, Drilling Agreements, Unitization, Pooling and Communitization Agreements, Oil and/or Gas Sales Agreements, Processing Agreements, Gas Gathering and Transmission Agreements, Gas Balancing Agreements, Salt Water Disposal and Injection Agreements, Assignments of Operating Rights, Working Interest, Subleases and any and all other agreements to the extent they pertain to the interests described in Exhibits "A" and "B".

4. All Rights of Way, Easements, Surface Fees, Surface Leases, Servitudes and Franchises, to the extent they pertain to interests described in Exhibit "A" and "B".
5. All permits and licenses of any nature owned, held or operated by Assignor to the extent they pertain to the interests described in Exhibit "A" and "B".
6. All pumps, casing, rods, tubing, wellhead equipment, separators, heater treaters, tanks, pipelines, gathering lines, flow lines, valves, fittings and all other surface and down hole equipment, fixtures, related inventory, gathering and treating facilities, personal property and equipment to the extent they pertain to the interests described in Exhibits "A" and "B".

Assignor and Assignee acknowledge that a previous Assignment, Conveyance and Bill of Sale from Assignor to Assignee, dated effective October 1, 2019, recorded in Book 2161, Page 6, Lea County, New Mexico provided for the sale and assignment of the Leases, among other interests. This Assignment, as it pertains to the Leases, assigns all interest in the Leases not previously conveyed as they pertain to the Properties assigned herein.

To have and to hold the Properties unto Assignee, its successors and assigns forever subject to the terms and conditions contained herein.

It is the intention of Assignor and Assignee that Assignor shall remain responsible and liable for all costs and expenses associated with Assignor's interest in the Properties and shall have the right to receive all revenue associated with Assignor's interest in the Properties prior to the Effective Date; and Assignee shall be responsible and liable for all costs and expenses associated with Assignor's interest in the Wells, including any and all future wells drilled on any of the Leases or wells pooled or communitized with any of the Leases, and shall have the right to all revenue disbursed associated with the Wells, including any and all future wells drilled on any of the Leases or wells pooled or communitized with any of the Leases, after the Effective Date.

This Assignment is made without warranty of title, except that Assignor warrants and will defend title to the lands and interests unto Assignee from and against all persons claiming the lands and interest or any part thereof, by, through or under Assignor or its affiliates but not otherwise.

This Assignment may be executed by Assignor and Assignee in counterpart, each of which shall be deemed an original instrument, but all of which together shall constitute one and the same instrument.

Executed as of the date of acknowledgement, but effective for all purposes as of the Effective Date.

ASSIGNOR:
TRACY ANDERSON

ASSIGNEE:
TOM M. RAGSDALE

Tracy Anderson

Tom M. Ragdale

STATE OF TEXAS §

COUNTY OF Fort Bend §

The foregoing instrument was acknowledged before me this 17th day of June, 2020, by **TRACY ANDERSON**, an Individual.

Witness my hand official seal.



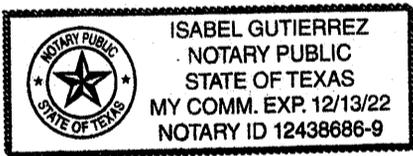
[Signature]
Notary Public - State of Texas
Print Name: Jonathan Miller
My Commission Expires: 04/03/2023

STATE OF TEXAS §

COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me this 8 day of June, 2020, by **TOM M. RAGSDALE**, an Individual.

Witness my hand official seal.



[Signature]
Notary Public - State of Texas
Print Name: Isabel Gutierrez
My Commission Expires: 12/13/22

EXHIBIT "A"

**Attached to and made a part of that certain Assignment, Conveyance and Bill of Sale
between TRACY ANDERSON, as Assignor and TOM M. RAGSDALE, as Assignee
dated effective June 1, 2020**

"WELLS"

Well Name: Gazelle 22 B3MD Federal Com #1H
API #: 30-025-43397
Description: Surface Hole located 200' FSL & 756' FWL; BHL 330' FNL & 397' FWL
Section 22, T23S-R34E, Lea County, New Mexico

Well Name: Gazelle 22 B2MD Federal Com #2H
API #: 30-025-44941
Description: Surface Hole located 200' FSL & 786' FWL; BHL Section 22, T23S-
R34E, Lea County, New Mexico

Well Name: Ibex 10 B3MD Federal Com #1H
API #: 30-025-44585
Description: Surface Hole located 205' FNL & 145' FWL Section 15; BHL 103'
FNL & 539' FWL Section 10, T23S-R34E, Lea County, New Mexico

Well Name: Ibex 10 B3NC Federal Com #1H
API #: 30-025-44586
Description: Surface Hole located 185' FNL & 1750' FWL Section 15; BHL 335'
FNL & 1950' FWL Section 10, T23S-R34E, Lea County, New Mexico

Well Name: Ibex 10 B3OB Federal Com #1H
API #: 30-025-44587
Description: Surface Hole located 185' FNL & 1650' FEL Section 15; BHL 102'
FNL & 1767' FEL Section 10, T23S, R34E, Lea County, New Mexico

EXHIBIT "B"

**Attached to and made a part of that certain Assignment, Conveyance and Bill of Sale
between TRACY ANDERSON, as Assignor and TOM M. RAGSDALE, as Assignee
dated effective June 1, 2020**

"LEASES"

Lease #: LG-7641-2
Date: February 1, 1980
Recorded: Book 357, Page 911 Lea County, New Mexico
Lessor: State of New Mexico
Original Lessee: Estoril Producing Corporation
Lands Covered: 160 acres, being the NW/4 Sec 22 T23S-R34E, Lea County, New Mexico

Lease #: NM 35164
Date: December 1, 1978
Lessor: United States of America
Original Lessee: Betty C. Cramer
Lands Covered: 120 acres, being the E/2 NE/4, NE/4 SE/4 Sec 10 T23S-R34E, Lea
County, New Mexico

Please return to:
Siana Oil & Gas Co., LLC
400 N Sam Houston Parkway East, Suite 601
Houston, TX 77060