

SPECIAL WARRANTY DEED

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

Date: August 4, 2022

Grantor: Buffalo Natural Resources, LLC

Grantor's Address: 3708 Brockhampton Dr.
Bryan, Texas 77802

Grantee: Screaming Eagle BNR JV LLC

Grantee's Address: 25211 Grogans Mill Road, Suite 350
The Woodlands, TX 77380

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property:

All of Grantor's right, title and interest in and to all of that certain 108.376 acres of land, more or less, in the Rebecca Robbins Survey, A-188 and the Andrew Park Survey, A-182, situated in Madison County, Texas, being more particularly described in that certain General Warranty Deed dated September 26, 2013, from Burk Royalty Company, Ltd., in favor of Sequitur Energy, Resources, LLC, recorded under at Volume 1318, Page 300, Official Records of Madison County, Texas, to which record reference is here made for all purposes.

Reservations from Conveyance:

Being the same as those listed if any in that certain Contribution Agreement by and between Grantor and Grantee, dated as of even date herewith, and any extensions or amendments thereto (the "Contribution Agreement").

Exceptions to Conveyance and Warranty:

Being the same as those listed:

(1) The General Warranty Deed September 26, 2013, described above from Burk Royalty Company, Ltd to Sequitor Energy Resources.

(2) any other exceptions in any instrument duly filed of record in the Official Records of Madison County on or before the effective date hereof pertaining to the Property.

GRANTOR, FOR THE CONSIDERATION and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, does hereby grant, bargain, sell, convey, assign, transfer, set over, and deliver to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's heirs, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whosoever lawfully claiming or to claim the same or any part thereof BY THROUGH OR UNDER GRANTOR and any of its Affiliates, but subrogated to all prior warranties and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This Special Warranty Deed is delivered pursuant the Contribution Agreement, which shall survive the delivery of this Special Warranty Deed in accordance with its terms. Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Contribution Agreement.

When the context requires, singular nouns and pronouns include the plural. This document is executed as of the date of acknowledgement below but effective for all purposes as of the date first set forth above.

[Signature pages follow]

GRANTOR:

BUFFALO NATURAL RESOURCES, LLC

By:

Name: John B. Westmoreland

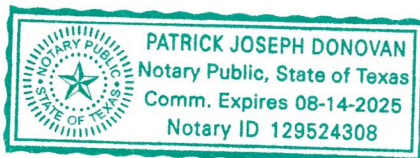
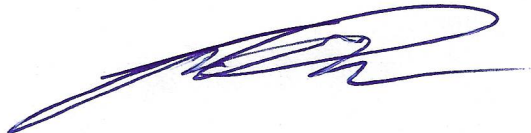
Title: CEO

Acknowledgements

STATE OF TEXAS §


COUNTY OF MONTGOMERY §

The foregoing instrument was acknowledged before me this 5th day of AUGUST, 2022, by JOHN B. WESTMORELAND, as CEO of Buffalo Natural Resources, LLC, on behalf of said limited liability company. Witness my hand and official seal.



GRANTEE:

SCREAMING EAGLE BNR JV LLC

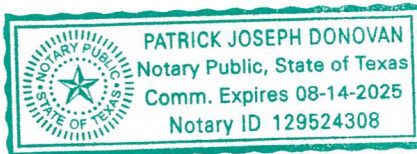
By: 
Name: John B. Westmoreland
Title: Managing Partner

Acknowledgements

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

The foregoing instrument was acknowledged before me this 5th day of August, 2022, by John B. Westmoreland, as MANAGING PARTNER of Screaming Eagle BNR JV LLC, on behalf of said limited liability company. Witness my hand and official seal.





STATE OF TEXAS
COUNTY OF MADISON

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Madison County, Texas.

HONORABLE SUSANNE MORRIS, COUNTY CLERK
Madison County, TEXAS

Document Number: 118896

Amount: 38.00

Receipt Number: 31686

Vol: 1884 Page: 154

Recorded: Aug 08, 2022 at 09:08A

By:
Georgia Hernandez, Deputy



VG-1695-2022-327124

Grimes County
Vanessa Burzynski
Grimes County Clerk

Instrument Number: 327124

Real Property Recordings

Recorded On: August 08, 2022 10:18 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 327124
Receipt Number: 20220808000006
Recorded Date/Time: August 08, 2022 10:18 AM
User: Mary H
Station: Clerk03

Record and Return To:

JOHN WESTMORELAND
3708 BROCKHAMPTON DR

BRYAN TX 77802



STATE OF TEXAS

Grimes County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski



VG-1751-2022-82600

Walker County
Kari A. French
Walker County Clerk

Instrument Number: 82600

Real Property

SPECIAL WARRANTY DEED

Recorded On: August 08, 2022 11:07 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Instrument Number: 82600
Receipt Number: 20220808000016
Recorded Date/Time: August 08, 2022 11:07 AM
User: Amber L
Station: VITALS01

Record and Return To:

JOHN WESTMORELAND



STATE OF TEXAS
COUNTY OF WALKER

I hereby certify that this Instrument was FILED In the Instrument Number sequence on the date/time printed
hereon, and was duly RECORDED in the Official Records of Walker County, Texas.

Kari A. French
Walker County Clerk
Walker County, TX