

Reservations from and Exceptions to Conveyance and Warranty:

(A) This conveyance is made and accepted subject to any and all outstanding minerals, mineral leases, covenants, conditions, encumbrances, easements, restrictions and reservations, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, and shown of record in the County Clerk's Office of Chambers County, Texas, together with the following restrictions:

1. No mobile homes will be allowed to be moved onto the property at any time.
2. No RV's to be used as a permanent residence unless they are enclosed in a barn or building.
3. All homes must have a living space of 2,000 square feet or larger.
4. Barndominiums will be allowed if they are covered in 40% stone or brick.
5. Property can not be divided into tracts smaller than 5 acres.
6. No junk cars to be left on the property

(B) Grantor reserves unto itself, its successors and assigns, all minerals not heretofore reserved in previous conveyances. Grantor reserves and retains implied rights of ingress and egress and of reasonable use of the Property (including surface materials) for mining, drilling, exploring, operating, developing, or removing the oil, gas, and other minerals.

(C) Grantor reserves any and all rights for subsurface Sequestration Formations for Carbon Sequestration. Grantor reserves the exclusive rights and any and all compensation associated with or derived from Injection Operations of Sequestered Substances for Carbon Sequestration including, but not limited to, bonuses, leases, injection compensation, and royalty payments for Sequestered Substances as well as any other gas or liquid injection and sequestration in and to the Property. Grantor agrees to never execute or authorize a surface lease agreement, implied or express, that contemplates the use of the surface estate in order to facilitate a Carbon Sequestration Project including, but not limited to, the express or implied right of ingress or egress, payment of damages, injecting, construction, operation, maintenance, pipelines, facilities, roads, and other equipment deemed necessary for Sequestration Operations.

Grantor, for the consideration 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 hereby 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 claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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