

## QUITCLAIM DEED

State of Texas     §  
County of Bastrop   §

This quitclaim deed is made by SWEPI LP, a Delaware Limited Partnership, P.O. Box 576, Houston, Texas 77001, herein referred to as grantor, to \_\_\_\_\_, herein referred to as grantee.

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

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid by grantee, the receipt of which is hereby acknowledged, does by this instrument release and forever quitclaim to grantee all grantor's right title and interest in the land located in Bastrop County, State of Texas and described as follows:

236.39 acres of land, more or less, situated in the Joseph Black League in Bastrop County, Texas and more fully described in that certain Deed and Assignment from Shell Oil Company to Shell Western E&P Inc., dated April 22, 1988, and recorded in Book 551 at Page 652 of the Public Records of Bastrop County, Texas;

together with all tenements, heritable property, and appurtenances belonging to the land as well as the reversions, remainders, rents, issues, and profits from the above described property, if any.

This quitclaim deed is made subject to any rights now existing in favor of any lessees or assigns under any valid and subsisting oil and gas lease(s) or other instrument(s) of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy all of Grantor's previous interests in and to any and all bonuses, rents, royalties and other benefits which may accrue under the terms of said instrument(s) insofar as they cover the above described land from and after the date hereof.

This quitclaim deed is made without warranty or representation of any kind, express, statutory or implied as to title, description, physical condition of the property (including, without limitation, the environmental condition of the property), quality, value, fitness for purpose, merchantability, or otherwise. Grantee hereby accepts the property as is and releases Grantor of any and all existing and future claims, whether known or unknown, that may arise in favor of Grantee regarding title to the property or any other rights associated with lands described herein.

IN WITNESS WHEREOF, this instrument is executed by the parties on the dates of their respective acknowledgements set forth below, but made effective as of \_\_\_\_\_.

SWEPI LP

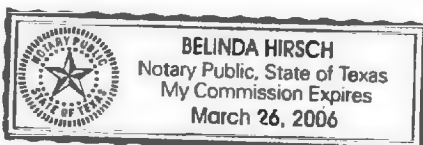
By: J.M. Hazzard  
J.M. HAZZARD  
Attorney-in-Fact

By: \_\_\_\_\_

STATE OF TEXAS     §  
COUNTY OF HARRIS   §

Before me, the undersigned authority, on this day personally appeared J. M. Hazzard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Attorney-in-Fact for SWEPI LP, a Delaware Limited Partnership, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11<sup>th</sup> day of August, 2005.



Belinda Hirsch  
Notary Public in and for  
The State of Texas