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June 17, 2015

OPINION OF TITLE
AS TO

Tract 1:

Sections 167 and 168, Block 44, H&TC Ry. Co. Survey, Hartley County, Texas.

Tract 2:

The East one-third of Section 169 and all of Section 209, all in Block 44, H&TC Ry. Co. Survey, Hartley County, Texas.

Tract 3:

Section 127, Block 44, H&TC Ry. Co. Survey, Hartley County, Texas.

Via regular mail and e-mail: jedlin7@gmail.com

Mr. James L. Edlin
10175 FM 3138
Channing, TX 79018

RE: OPINION OF TITLE #15-06-04K

Dear Mr. Edlin:

I have examined the following with referenced to the above-described property:

1. As to Tract 1, an abstract of title from sovereignty of soil in eleven separate parts through June 13, 1984 at 2 pm and records furnished to me by Dalhart Abstract Company from the date of the last supplement through April 24, 2015.
2. As to Tracts 2 and 3, records furnished to me by Dalhart Abstract Company from sovereignty of the soil through April 24, 2015.

From such examination, I find title to the oil, gas and mineral interest in Tracts 1 and 2 to be in the names of **James L. Edlin** and in Tract 3 to be in the name of **James L. Edlin and Mary Wynell Edlin, as Co-Trustees of the Edlin Family Trust 2010** ("Trust").

This opinion does not track the oil, gas and mineral interests owned by other parties but acknowledges that such mineral interests are not owned by James L. Edlin or the Trust.

Title to oil, gas and mineral interests that you own has been determined as follows:

2. As to the Northeast quarter, reservation of one-half of the oil, gas and minerals in two deeds by Fred Reichert by warranty deed dated February 1, 1941, recorded in Volume 68, Page 49, Deed Records, Hartley County, Texas, and by O. Dale Smith by warranty deed dated February 20, 1941, recorded in Volume 67, Page 288, Deed Records, Hartley County, Texas.

3. As to the West one-half, reservation by Hattie Stewart et al of an undivided one-half of oil, gas and minerals in production only reserved by Hattie Stewart et al, by warranty deed dated December 14, 1944, recorded in Volume 73, Page 131, Deed Records, Hartley County, Texas. This is a royalty reservation only and does not prevent the owner from leasing oil, gas and minerals.

Conclusion: The following conclusions are based on the assumption that each section contains 640 acres, which is the acreage shown by the abstractors of record. The conclusion is also based on information furnished that there are no producing oil, gas or mineral leases affecting the property and therefore prior leases have all expired by their own terms.

Based on such examination and such assumptions, the oil, gas and mineral interests owned by James Edlin and the Trust is as follows:

Tract 1: 320 acres

Tract 2: 71.11 acres in the East one-third of Section 169 and 213.33 acres in Section 209 for a total of 284.44 acres

Tract 3: 80 acres in the Northeast one-quarter and 320 acres in the West one-half (but subject to a royalty reservation of one-half) totaling 400 acres, but only 240 acres of production.

As to Tract 3, the following Deed of Trust is in existence:

Real estate deed of trust executed by James I. Edlin and spouse, Mary Wynell Edlin, Co-Trustees of the Edlin Family Trust 2010, dated April 4, 2011, filed April 5, 2011, recorded in Volume 127, Page 440, Official Real Property Records, Hartley County, Texas, securing the payment of one in the principal sum of \$358,900.00 payable to the order of Capital Farm Credit, FLCA.

A partial release of such deed of trust as to the oil, gas and other minerals would be required in order to convey such mineral interest.

Deeds and other documents refer to Jim Edlin, Jim I. Edlin, James I. Edlin and James Ivory Edlin, who should be identified as one and the same person

This opinion is subject to easements and rights-of-way and oil and gas leases of record which have expired if no production. An affidavit should be filed of record stating that there is no production on the property that that the oil, gas and mineral leases have expired by their own terms.

This opinion is furnished only for the benefit for the one to whom it is addressed and no other party.

Very truly yours,

HUNTER & OELKE, P.C.

WILLIAM HUNTER

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Tract 1:

G. I. Edlin and Anna Belle Edlin owned the Tract One property, including all oil, gas and mineral interests. G. I. Edlin died on June 18, 1972 and his estate is probated in Cause No. 488 in Hartley County, Texas. Under provisions of his Will, he left his one-half interest in the Tract One property to his wife, as trustee of a trust that continued during her lifetime ("G. I. Edlin Trust") with the property to be distributed after her death, one-half to James Ivory Edlin (referred to herein as James I. Edlin) and one-half to Mary Ann Barber.

Anna Belle Edlin, individually, and as Trustee of the G. I. Edlin Trust, by warranty deed dated May 5, 1981, recorded in Volume 134, Page 579, Deed Records, Hartley County, Texas, conveyed the Tract One property to Edlin Cattle Company, reserving all oil, gas and mineral interests. Thereafter, by trustee's deed dated February 3, 1987, recorded in Volume 2, Page 310, Official Real Property Records, Hartley County, Texas, Edlin Cattle Company's interest in the Tract One property was conveyed to Southwest Cattleman's Credit Corp.

Anna Belle Edlin and the G. I. Edlin Trust, at the time of her death, owned the oil, gas and minerals as to Tract 1. Under the will of Anna Belle Edlin, which was probated in Cause No. 997 in the County Court of Hartley County, Texas, one-half of the Tract One property was transferred to the Anna Belle Edlin trust for the benefit of Mary Ann Barber. Therefore, James I. Edlin acquired from the G. I. Edlin Trust, as to Tract 1 a one-fourth interest in the oil, gas and minerals and Mary Ann Barber and the Trust for Mary Ann Barber acquired an undivided three-fourths interest in the oil, gas and minerals.

Tract 2:

G. I. Edlin acquired from Amy Wiseman Reed, individually and as Trustee, an undivided one-third interest in the oil, gas and other minerals as to Tract 2 by warranty deed dated June 27, 1963, recorded in Volume 104, Page 134, Deed Records, Hartley County, Texas. G. I. Edlin and wife, Anna Belle Edlin conveyed such mineral interest and other property to James Ivory Edlin by warranty deed dated March 2, 1966, recorded in Volume 107, Page 628, Deed Records, Hartley County, Texas. James Ivory Edlin owns such interest.

Tract 3:

Tract 3 was acquired by G. I. Edlin and wife, Anna Belle Edlin by several deeds. James I. Edlin acquired a one-fourth interest in Tract 3 from the G. I. Edlin Trust and acquired the rest of such property by the following conveyances:

1. Warranty deed from Anna Belle Edlin, individually and as Trustee of the G. I. Edlin Trust, dated January 12, 1978, recorded in Volume 127, Page 783, Deed Records, Hartley County, Texas, conveying 200 acres of the Tract 3 property to Jim Edlin.
2. Special warranty deed and mineral deed conveying the interest owned by the Estate of Anna Belle Edlin to James I. Edlin, dated June 25, 1997, recorded in Volume 42, Page 225, Official Real Property Records, Hartley County, Texas, and dated August 21, 1998, recorded in Volume 47, Page 942, Official Real Property Records, Hartley County, Texas.
3. Deed without warranty from Mary Ann Barber to James I. Edlin dated March 28, 2011, recorded in Volume 127, Page 435, Official Real Property Records, Hartley County, Texas.

The ownership by the Trust of the Tract 3 property is subject to prior oil, gas and mineral reservations as follows:

1. As to the Southeast quarter, reservation of all oil, gas and minerals by Walter Wenger et al by warranty deed dated October 31, 1961, recorded in Volume 102, Page 455, Deed Records, Hartley County, Texas.