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| GRANTOR'S NAME AND ADDRESS: Wilks Ranch Texas, Ltd. P.O. Box 111 Cisco, TX 76437 | | Jefferson County Official Records Katherine Zemke, County Clerk 08/20/2020 02:18:02 PM D-WD Cnt=1 Stn=21 LORIY \$35.00 \$11.00 \$10.00 \$60.00 \$10.00 \$126.00 |
| GRANTEE'S NAME AND ADDRESS: Opal Mountain Ranch LLC c/o The Lyme Timber Company LP 23 South Main Street Suite 3A Hanover, New Hampshire 03755 | | |
| AFTER RECORDING, RETURN TO: Opal Mountain Ranch LLC c/o The Lyme Timber Company LP 23 South Main Street Suite 3A Hanover, New Hampshire 03755 | | |
| UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO: Opal Mountain Ranch LLC c/o The Lyme Timber Company LP 23 South Main Street Suite 3A Hanover, New Hampshire 03755 | | |

**SPECIAL WARRANTY DEED
(ORS 93.855)**

WILKS RANCH TEXAS, LTD, a Texas limited partnership, as successor by merger to **WILKS RANCH OREGON, LTD**, a Texas limited partnership, as evidenced by Certificate of Merger filed with the Secretary of State of Texas on April, 26, 2019, (hereinafter called "Grantor") for the consideration hereinafter stated, does hereby convey and specially warrants to **OPAL MOUNTAIN RANCH LLC**, a Delaware limited liability company, (hereinafter called "Grantee") and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Jefferson, State of Oregon, described in the attached **Exhibit A** (the "Property").

Reserving and Excepting, however, to Grantor, its successors and assigns, a fifty percent royalty interest in all income that may be generated from exploration or development of the Mineral Estate at any time by Grantee or its successors and assigns. As used herein the Mineral Estate includes all hard minerals, oil, gas, and any other subsurface minerals, if any.

The Property is conveyed free of encumbrances created or suffered by Grantor except as specifically set forth herein or of record.

SUBJECT TO, and excepting and excluding from the covenants and warranties described herein and in ORS 93.855, the matters set forth on attached **Exhibit B**.

Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through or under Grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$8,950,000.00.


In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.33 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, Grantor has executed this instrument this 19th day of August, 2020 and has caused its name to be signed by an officer or other person duly authorized to do so by order of its general partner.

WILKS RANCH TEXAS, LTD

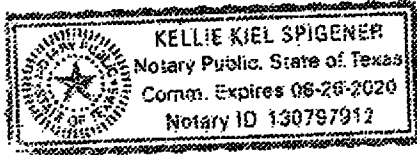
By: WILKS RANCH HOLDINGS, LLC
its General Partner

By: 
Farris Wilks, Manager and Chief Operating Officer

STATE OF TEXAS

County of Eastland) ss.

This instrument was acknowledged before me on the 19th day of August, 2020, by Farris Wilks in his capacity as Manager and Chief Operating Officer of Wilks Ranch Holdings, LLC, a Texas limited liability company, as General Partner of Wilks Ranch Texas, Ltd, a Texas limited partnership.



Kellie Kiel Spigener
Notary Public for Texas
My Commission Expires: 8/26/2020

EXHIBIT "A"

345142AM

Parcel 1:

Township Eleven (11) South, Range Nineteen (19) East of the Willamette Meridian Jefferson County, Oregon.

The South half of the Southwest quarter (S1/2SW1/4) of Section Six (6),
The West half (W1/2) of Section Seven (7),
The West half (W 1/2) of Section Eighteen (18),
The East half of the West half (E1/2W1/2), Lots One (1), Two (2), & Four (4)
Section Nineteen (19),
The West half (W1/2) of Section Thirty (30),
The West half (W1/2) of Section Thirty-one (31)

Parcel 2:

All in Township Eleven (11) South, Range Eighteen (18) East of the Willamette Meridian Jefferson County, Oregon.

The Northeast quarter of the Southwest quarter (NE1/4SW1/4), South half of the South half (S1/2S1/2), of Section One (1),
The South half of the South half (S1/2S1/2) of Section Two (2)
The South half (S1/2) of Section Three (3),
The South half of the North half (S1/2N1/2), South half (S1/2) of Section Four (4),
The South half of the Northeast quarter (S1/2NE1/4), Southeast quarter (SE1/4) of Section Five (5),
The East half (E1/2) of Section Eight (8)
All of Section Nine (9),
All of Section Ten (10),
All of Section Eleven (11),
All of Section Twelve (12),
All of Section Thirteen (13),
All of Section Fourteen (14),
All of Section Fifteen (15),
All of Section Sixteen (16),
The East half (E1/2) of Section Seventeen (17),
The Southeast quarter (SE1/4) of Section Twenty (20),
All of Section Twenty-one (21),
All of Section Twenty-two (22),
All of Section Twenty-three (23),
All of Section Twenty-four (24),
All of Section Twenty-five (25),
All of Section Twenty-six (26),
All of Section Twenty-seven (27),
All of Section Twenty-eight (28),
The East half (E1/2) of Section (29),
The East half of the Northeast quarter (E1/2NE1/4) of Section Thirty-two (32)
All of Section Thirty-three (33),
All of Section Thirty-four (34),
All of Section Thirty-five (35),
All of Section Thirty-six (36).

Parcel 3:

An easement for ingress and egress as reserved in instrument recorded July 20, 2011 as Entry No. 2011-2215 and re-recorded September 15, 2011 as Entry No. 2011-2845, records of Jefferson County, Oregon.

EXHIBIT B

1. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: Parr Norton and Mary Norton Lessee:

State of Oregon, acting by and through its State Board of Forestry

Dated: July 27, 1961

Recorded: August 1, 1961

Instrument No.: 73109

2. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: State of Oregon, acting by and through its State Board of Forestry

Recorded: August 1, 1961

Instrument No.: 73109

Book: 33, Page: 376

3. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Brooks-Scanlon, Inc., a Delaware corporation

Recorded: December 29, 1976

Instrument No.: 121556

Book: 57, Page: 103

Certificate of Merger, including the terms and provisions thereof,

Recorded: August 26, 1980

Instrument No.: 138147

Quitclaim Deed, including the terms and provisions thereof,

Recorded: November 21, 1983

Instrument No.: 149448

Quitclaim Deed, including the terms and provisions thereof,

Recorded: April 8, 1988

Instrument No.: 880811

Quitclaim Deed, including the terms and provisions thereof,

Recorded: September 16, 1988

Instrument No.: 882394

4. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Rube W. Evans and Sargie Jones Evans, husband and wife

Recorded: July 10, 1979

Instrument No.: 133500

Book: 63, Page: 250

(Parcel 2)

5. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Rube W. Evans and Sargie Jones Evans, husband and wife

Recorded: July 10, 1979
Instrument No.: 133501
Book: 63, Page: 251
(Parcel 2)

6. Easement Agreement, including the terms and provisions thereof,
Recorded: September 16, 1988
Instrument No.: 882400
Between: Crown Pacific, LTD., an Oregon Corporation
And: Oregon Fir Supply Co., Inc.
Assignment of Easement Agreement, including the terms and provisions thereof,
Recorded: August 30, 1990
Instrument No.: 901981

7. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: William Smith Properties, Inc., an Oregon Corporation and Derby Smith Partners, LLC, an Oregon LLC
Recorded: December 30, 2009
Instrument No.: 2009-004693
(Parcel 1)

8. Reciprocal Roadway Easement Agreement, including the terms and provisions thereof,
Recorded: April 28, 2010
Instrument No.: 2010-001490

9. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:
Granted To: William Smith Properties, Inc., an Oregon Corporation
Recorded: April 28, 2010
Instrument No.: 2010-001491
(Parcel 1)

10. Easement (Stephenson Mountain), including the terms and provisions thereof,
Recorded: May 13, 2010
Instrument No.: 2010-001691
(Parcel 1)

11. Terms, provisions and conditions, including but not limited to maintenance provisions, contained in appurtenant easement,
Recorded: July 20, 2011
Instrument No.: 2011-2215
Re-recorded: September 16, 2011
Instrument No.: 2011-2845

12. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as reserved in instrument:

Recorded: July 20, 2011

Instrument No.: 2011-2215

(Parcel 2)

Re-recorded: September 16, 2011

Instrument No.: 2011-2845

13. Road and Access Easement, including the terms and provisions thereof,

Recorded: May 14, 2014

Instrument No.: 2014-1491

(Parcel 2)

14. A lease with certain terms, covenants, conditions and provisions set forth therein.

Lessor: Woodward Stuckart, LLC and Woodward Land & Timber, LLC

Lessee: Craig Woodward and Clay Woodward

Dated: May 7, 2014

Recorded: May 14, 2014

Instrument No.: 2014-1492

15. An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Craig Woodward and Clay Woodward

Recorded: May 14, 2014

Instrument No.: 2014-1492

(Parcel 2)