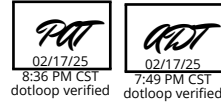


**Exhibit A; Addendum to Listing Agreement Attached**



**EXCEPTIONS TO WARRANTY:**

1. Any and all prior oil, gas and other mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating and removing any oil, gas and other minerals so conveyed or reserved.
2. Lien for taxes for the year 2021 and subsequent years.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
4. Any portion of the above described property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
5. All visible and/or apparent utility easements and rights of way, not of record.
6. Blanket Right of Way dated February 10, 1927, executed by Allen Tooke to Magnolia Gas Company, filed for record on February 25, 1927, in Volume 53, Page 609, Deed Records, Gregg County, Texas.
7. Memorandum of Transfer and Contribution of Telecommunications Rights dated December 8, 2000, executed by Koch Gateway Pipeline Company to Sea Breeze Communication Company, filed for record on December 13, 2000, under Clerk's File No. 200026205, Official Public Records, Gregg County, Texas.
8. Blanket Right of Way dated June 6, 1931, executed by Allen Tooke to Humble Pipe Line Company, filed for record on June 19, 1931, in Volume 90, Page 435, Deed Records, Gregg County, Texas.
9. Blanket Right of Way dated August 17, 1931, executed by Allen Tooke to Atlantic Pipe Line Company, filed for record on August 26, 1931, in Volume 103, Page 62, Deed Records, Gregg County, Texas. Said Right of Way assigned to Koch Pipelines, Inc., in an instrument filed for record in Volume 2251, Page 328, Public Official Records, Gregg County, Texas. Said Right of Way then assigned to EOTT Energy Pipeline Limited Partnership, in an instrument filed for record under Clerk's File No. 9917347, Official Public Records, Gregg County, Texas.
10. Blanket Right of Way dated August 12, 1931, executed by Allen Tooke to Atlantic Pipe Line Company, filed for record on August 26, 1931, in Volume 103, Page 63, Deed Records, Gregg County, Texas. Said Right of Way assigned to Koch Pipelines, Inc., in an instrument filed for record in Volume 2251, Page 328, Public Official Records, Gregg County, Texas. Said Right of Way then assigned to EOTT Energy Pipeline Limited Partnership, in an instrument filed for record under Clerk's File No. 991734 7, Official Public Records, Gregg County, Texas.
11. Blanket Right of Way dated July 6, 1931, executed by Allen Tooke to Sun Pipe Line

Company, filed for record on August 28, 1931, in Volume 103, Page 108, Deed Records, Gregg County, Texas. Said Right of Way assigned to Sunoco Pipeline L.P., in an instrument filed for record under Clerk's File No. 200520164. Official Public Records, Gregg County, Texas.

12. Blanket Right of Way dated September 26, 1931, executed by Allen Tooke to Magnolia Pipe Line Company, filed for record on November 5, 1931, in Volume 107, Page 150, Deed Records, Gregg County, Texas.

13. Blanket Right of Way dated October 23, 1931, executed by Allen Tooke to Magnolia Petroleum Company, filed for record on October 31, 1931, in Volume 110, Page 200, Deed Records, Gregg County, Texas.

14. Blanket Right of Way dated November 7, 1931, executed by Allen Tooke to Tidal Refining Company, filed for record on November 12, 1931, in Volume 111, Page 262, Deed Records, Gregg County, Texas.

15. Blanket Right of Way dated January 28, 1932, executed by Allen Tooke to Shell Pipe Line Corporation, filed for record on February 15, 1932, in Volume 112, Page 333, Deed Records, Gregg County, Texas.

16. Blanket Right of Way dated October 31, 1931, executed by Allen Tooke to United Gas Public Service Company, filed for record on December 1, 1931, in Volume 115, Page 130, Deed Records, Gregg County, Texas.

17. Blanket Right of Way dated March 4, 1932, executed by Allen Tooke to Atlantic Pipe Line Company, filed for record on March 15, 1932, in Volume 120, Page 518, Deed Records, Gregg County, Texas. Said Right of Way assigned to Koch Pipelines, Inc., in an instrument filed for record in Volume 2251, Page 328. Public Official Records, Gregg County, Texas. Said Right of Way then assigned to EOTT Energy Pipeline Limited Partnership, in an instrument filed for record under Clerk's File No. 9917347, Official Public Records, Gregg County, Texas.

18. Blanket Right of Way dated March 4, 1932, executed by Allen Tooke to Atlantic Pipe Line Company, filed for record on March 15, 1932, in Volume 120, Page 519, Deed Records, Gregg County, Texas.

19. Said Right of Way, described above, assigned to Koch Pipelines, Inc., in an instrument filed for record in Volume 2251, Page 328, Public Official Records, Gregg County, Texas. Said Right of Way then assigned to EOTT Energy Pipeline Limited Partnership, in an instrument filed for record under Clerk's File No. 9917347, Official Public Records, Gregg County, Texas.

20. Blanket Right of Way dated June 13, 1932, executed by Allen Tooke to Sun Pipe Line Company, filed for record on June 22, 1932, in Volume 129, Page 505, Deed Records, Gregg County, Texas.

21. Blanket Right of Way dated February 24, 1934, executed by Allen Tooke to Hanlon-Buchanan, Inc., filed for record on February 27, 1934, in Volume 161, Page 236, Deed Records, Gregg County, Texas.

22. Blanket Right of Way dated April 21, 1934, executed by Allen Tooke to Sinclair Prairie Oil Company, filed for record on July 12, 1934, in Volume 166, Page 590, Deed Records, Gregg County, Texas.
23. Blanket Right of Way dated November 14, 1935, executed by Allen Tooke to United Gas Public Service Co., filed for record on December 5, 1935, in Volume 193, Page 185, Deed Records, Gregg County, Texas.
24. Blanket Right of Way dated January 8, 1936, executed by G. Frank Tooke, Agent for Allen Tooke to Hanlon Buchanan, Inc., filed for record on February 10, 1936, in Volume 196, Page 272, Deed Records, Gregg County, Texas.
25. Blanket Right of Way dated December 8, 1936, executed by Allen Tooke by J. D. Tooke to Root Petroleum Company, filed for record on December 15, 1936, in Volume 209, Page 536, Deed Records, Gregg County, Texas.
26. Blanket Right of Way dated June 5, 1937, executed by Allen Tooke by G. F. Tooke to Root Petroleum Company, filed for record on September 18, 1937, in Volume 222, Page 260, Deed Records, Gregg County, Texas.
27. Blanket Right of Way dated September 8, 1939, executed by Allen Tooke to Magnolia Pipe Line Company, filed for record on September 23, 1939, in Volume 244, Page 324, Deed Records, Gregg County, Texas.
28. Blanket Right of Way dated November 20, 1940, executed by Allen Tooke to Pan American Pipe Line Company, filed for record on March 29, 1941, in Volume 257, Page 461, Deed Records, Gregg County, Texas.
29. Blanket Right of Way dated October 25, 1931, executed by Lillie Tooke, Individually and as Executrix of the Estate of Allen Tooke, Deceased to Southwestern Gas & Electric Company, filed for record on November 14, 1951, in Volume 365, Page 5, Deed Records, Gregg County, Texas.
30. Blanket Right of Way dated April 18, 1952, executed by Mrs. Lillie Tooke to Southwestern Gas & Electric Co., filed for record on July 2, 1952, in Volume 381, Page 534, Deed Records, Gregg County, Texas.
31. Blanket Right of Way dated February 17, 1956, executed by Lillie Tooke, Individually and as Independent Executrix of the Estate of Allen Tooke to Southwestern Gas & Electric Co., filed for record on March 13, 1956, in Volume 476, Page 133, Deed Records, Gregg County, Texas.
32. Blanket Right of Way dated July 24, 1961, executed by Tyler Ban, and Trust Company, Trustee for Allen and Lillie Tooke Estates, Deceased, to Southwestern Electric Power Company, filed for record on August 25, 1961, in Volume 594, Page 349, Deed Records, Gregg County, Texas.
33. Blanket Right of Way dated March 30, 1966, executed by Doss Hunt to Southwestern Electric Power Company, filed for record on April 14, 1966, in Volume 691, Page 509, Deed Records, Gregg County, Texas.
34. Blanket Right of Way dated April 1, 1983, executed by Doss Hunt to Scurlock Oil

Company, filed for record on December 12, 1983, in Volume 1498, Page 51, Deed Records, Gregg County, Texas.

35. Right of Way dated August 11, 1987, executed by Doss Hunt and Juanita Hunt to East Texas Salt Water Disposal Company, filed for record on October 1, 1987, in Volume 1854, Page 514, Public Official Records, Gregg County, Texas.

36. Request for Electric Service and Partial Assignment of Easement Rights dated October 17, 1997, executed by C. W. Resources, Inc., to Southwestern Electric Power Company, filed for record on January 20, 1998, under Clerk's File No. 9800953, Official Public Records, Gregg County, Texas.

37. Right of Way and Easement dated June 8, 2005, executed by Jo Ann Hunt Black and John Wayne Black to Southwestern Electric Power Company, filed for record on June 13, 2005, under Clerk's File No. 200513088, Official Public Records, Gregg County, Texas.

38. Right of Way dated February 7, 1927, executed by Norma Wilson to Magnolia Gas Company, filed for record on March 21, 1927, in Volume 53, Page 612, Deed Records, Gregg County, Texas.

39. Right of Way dated June 8, 1931, executed by Norma Wilson to Humble Pipe Line Company, filed for record on June 19, 1931, in Volume 90, Page 436, Deed Records, Gregg County, Texas.

40. Right of Way dated June 8, 1931, executed by Norma Wilson to Humble Pipe Line Company, filed for record on June 19, 1931, in Volume 90, Page 437, Deed Records, Gregg County, Texas.

41. Right of Way dated December 9, 1931, executed by Frank Wilson to Humble Pipe Line Company, filed for record on February 2, 1932, in Volume 117, Page 372, Deed Records, Gregg County, Texas.

42. Right of Way dated September 30, 1932, executed by James Wilson to Atlantic Pipe Line Company, filed for record on October 11, 1932, in Volume 135, Page 486, Deed Records, Gregg County, Texas.

43. Right of Way dated May 18, 1934, executed by Andrew Jones to Hanlon Gasoline Corporation, filed for record on May 31, 1934, in Volume 166, Page 39, Deed Records, Gregg County, Texas.

44. Right of Way dated May 4, 1934, executed by Alex Carter, Margaret Ansley, James Sheppard, et al to Hanlon Gasoline Corporation, filed for record on May 31, 1934, in Volume 166, Page 44, Deed Records, Gregg County, Texas.

45. Right of Way dated June 16, 1934, executed by Jessie Christian and Willie Christian to Hanlon Gasoline Corporation, filed for record on June 26, 1934, in Volume 166, Page 386, Deed Records, Gregg County, Texas.

46. Right of Way dated July 31, 1934, executed by Hanlon Gasoline Corporation to Jim Sheppard, file for record on August 8, 1934, in Volume 16B, Page 589, Deed Records, Gregg County, Texas.

47. Right of Way dated July 20, 1934, executed by Theodores Williams, Susie Williams, Christine Williams, and Vergil Williams to Hanlon Gasoline Corp., filed for record on August 27, 1934, in Volume 172, Page 84, Deed Records, Gregg County, Texas.
48. Right of Way dated November 21, 1934, executed by Pauline Givens and Jessie Givens to Hanlon Gasoline Corp., filed for record on December 4, 1934, in Volume 172, Page 493, Deed Records, Gregg County, Texas.
49. Right of Way dated November 13, 1935, executed by James Wilson Heirs to United Gas Public Service Co., filed for record on December 5, 1935, in Volume 193, Page 191. Deed Records, Gregg County, Texas.
50. Right of Way dated November 23, 1935, executed by Pierce Whitaker, Christine Williams, Robert Roberson, atty in fact for Pauline Givens, Lola Bradley, et al to United Gas Public Service Co., filed for record on January 11, 1936, in Volume 194, Page 166, Deed Records, Gregg County, Texas.
51. Right of Way dated November 23, 1935, executed by Frances Whitaker to United Gas Public Service Co., filed for record on January 11, 1936, in Volume 194, Page 167, Deed Records, Gregg County, Texas.
52. Right of Way dated January 8, 1936, executed by Jessie Christian and Willie Christian to United Gas Public Service Company, filed for record on January 30, 1936, in Volume 196, Page 119, Deed Records, Gregg County, Texas.
53. Right of Way dated December 10, 1935, executed by Margaret Ansley and Major Ansley to Hanlon Gasoline Corp., filed for record on January 18, 1937, in Volume 210, Page 331, Deed Records, Gregg County, Texas.
54. Right of Way dated December 22, 1936, executed by Robert Roberson to Atlantic Pipe Line Company, filed for record on December 29, 1936, in Volume 212, Page 20, Deed Records, Gregg County, Texas.
55. Right of Way dated December 28, 1938, executed by Robert Roberson to American Liberty Pipe Line Co., filed for record on January 25, 1939, in Volume 238, Page 156, Deed Records, Gregg County, Texas.
56. Right of Way dated December 16, 1947, executed by Maudie Wheeler and Sidney Wheeler to Humble Pipe Line Co., filed for record on March 17, 1948, in Volume 316, Page 137, Deed Records, Gregg County, Texas.
57. Right of Way dated December 17, 1947, executed by Ester Robertson and Robert Robertson to Humble Pipe Line, filed for record on December 17, 1947, in Volume 316, Page 137, Deed Records, Gregg County, Texas.
58. Right of Way dated August 31, 1948, executed by Francis Whitaker and Penlie Whitaker to Humble Pipe Line Co., filed for record on October 11, 1948, in Volume 321, Page 325, Deed Records, Gregg County, Texas.
59. Right of Way dated February 1, 1950, executed by Nancy Christian to Humble Pipe Line Co., filed for record on March 1, 1950, in Volume 335, Page 292, Deed Records,

**Gregg County, Texas.**

60. Right of Way dated August 21, 1961, executed by Sidney Wheeler and Aubrey Green to Southwestern Electric Power Co., filed for record on August 23, 1961, in Volume 594, Page 350, Deed Records, Gregg County, Texas.
61. Right of Way dated October 13, 1976, executed by Reagan B. McLemore to East Texas Salt Water Disposal Co., filed for record on November 5, 1976, in Volume 1039, Page 523, Deed Records, Gregg County, Texas.
62. Right of Way dated November 5, 1979, executed by Reagan B. McLemore to United Gas Pipe Line Co., filed for record on December 5, 1979, in Volume 1218, Page 546, Deed Records, Gregg County, Texas.
63. Right of Way dated April 1, 1983, executed by Doss Hunt to Scurlock Oil Co., filed for record on December 12, 1983, in Volume 1498, Page 51, Deed Records, Gregg County, Texas.
64. Right of Way dated February 22, 1993, executed by Thomas A Sweeney to ARCO Pipe Line Co, filed for record on March 22, 1993, in Volume 2484, Page 533, Public Official Records, Gregg County, Texas.
65. Right of Way executed by Thomas A. Sweeney, Receiver to City of Clarksville City recorded in Volume 2011, Page 374, Public Official Records, Public Official Records, Gregg County, Texas.
66. Right of Way dated January 1, 1996, executed by Billy C. Foote and Winky Foote to CW Resources Inc, filed for record on January 29, 1996, in Volume 2912, Page 121, Public Official Records, Gregg County, Texas.
67. Right of Way dated March 28, 1996, executed by Billy C. Foote and Winky Foote to CW Resources Inc., filed for record on May 29, 1996, in Volume 2959, Page 398, Public Official Records, Deed County, Texas.
68. *Terms and Conditions contained in that certain Road Right-of-Way and Easement dated September 7, 2005, executed by Chevron U.S.A. Inc., to John Black, filed for record on September 27, 2005, under Clerk's File No. 200521646, Official Public Records, Gregg County, Texas.*
69. Overhead Electric Lines throughout property as shown on plat of survey dated May 20, 2021, prepared by Bret Read, RPLS #6610.
70. Existing Pipe Lines throughout property as shown on plat of survey dated May 20, 2021, prepared by Bret Read, RPLS #6610.
71. Rights or claims, if any, for the property between the fence and Northernmost West boundary line, as shown on plat of survey dated May 20, 2021, prepared by Bret Read, RPLS #6610.
72. No liability is assumed by virtue of the fact that the fence appurtenant the insured property protrudes onto the property South of the Northernmost South boundary line, as

shown on plat of survey dated May 20, 2021, prepared by Bret Read, RPLS #6610.

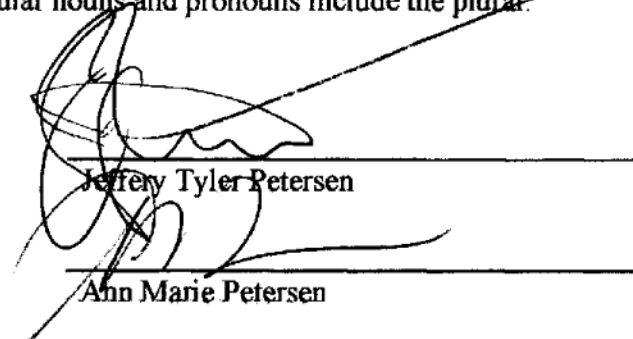
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee and Grantee's heirs and 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 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 the note described is fully paid according to its terms, at which time this deed shall become absolute.

Lender, at the request of Grantee having advanced and paid in cash to Grantor that portion of the purchase price of the Property evidenced by the above described \$1,400,000.00 note, the vendor's lien, together with the superior title to the Property, is retained herein for the benefit of Lender, and the same are hereby TRANSFERRED AND ASSIGNED, without recourse, to Lender. A release of the deed of trust lien securing the above described note by the owner and holder thereof shall be sufficient to release the vendor's lien herein retained.

Grantee, by accepting delivery of this deed, acknowledges that Grantee has had sufficient time and access to make any inspections of the Property and the improvements to it which Grantee desires and has in fact become familiar with all aspects of the condition of the Property and the improvements to it. Grantee warrants and acknowledges and agrees with Grantor that Grantee is purchasing the Property and the improvements to it and any personal property included in the sale in an "AS IS" condition "WITH ALL FAULTS" and specifically and expressly without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever from or on behalf of the Grantor other than the warranty of title contained in this deed.

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



Jeffrey Tyler Petersen

Ann Marie Petersen

STATE OF TEXAS