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And for the consideration aforesaid, Grantor, by these presents does grant, bargain, sell, convey, assign, transfer, set over and deliver unto Grantee all of the right, title and interest of Grantor in and to all personal property, improvements, easements, permits, licenses, servitudes and rights-of-way situated upon or used or held for future use in connection with the exploration, development or operation of the Subject Interests or the production, treating, storing or transportation of hydrocarbons or other minerals therefrom, including, but not by way of limitation, wells, tanks, boilers, buildings, fixtures, machinery and other equipment, pipe lines, power lines, telephone and telegraph lines, roads and other appurtenances situated upon or used or held for future use in connection with the exploration, development or operation of the Subject Interests or the production, treating, storing or transportation of hydrocarbons or other minerals, *excepting, excluding and reserving* unto Grantor the interest of Grantor, in all pipelines and pipeline systems wheresoever situated (other than lease or field gathering lines and systems) and all rights-of-way and easements relating thereto, all such personal property, easements, permits, licenses, servitudes and rights-of-way, less such exceptions and exclusions, being hereinafter called the "Assigned Appurtenances".

The Subject Interests described in Schedule A are conveyed subject to all valid lessors' royalties, and to any valid overriding royalty or other burden against such Subject Interests and to any lien, judgment or other encumbrance existing as of the effective date hereof, and are also conveyed subject to any valid operating agreement, pooling and unitization agreement or oil and gas sales agreement, farmout agreement or other contract or instrument affecting such Subject Interests.

To HAVE AND To HOLD the properties, rights, titles, interests, estates, powers, privileges and appurtenances hereby granted, bargained, sold, conveyed, assigned, transferred, set over and delivered unto Grantee, its successors and assigns forever.

This Special Assignment and Conveyance is made without warranties of any kind, either express or implied, except that Grantor hereby binds itself to warrant and forever defend, all and singular, the properties and interests hereby conveyed, assigned and transferred, subject to the matters referred to herein, unto Grantee, its successors