

176395

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ASSIGNMENT OF OVERRIDING ROYALTY INTERESTS

KNOW ALL MEN I THESE PRESENTS:

That Zebra Investments, LTD, whose address is P. O. Box 17706, San Antonio, Texas 78217 (hereinafter referred to as Assignor), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, cash in hand paid by the party named below (hereinafter referred to as Assignee), the receipt of which is hereby acknowledged, has conveyed, transferred, assigned and set over and by these presents does convey, transfer, assign, set over and deliver unto the Assignee an overriding royalty interest, in the percentage set opposite to such Assignee, in and to all oil, gas, casinghead gas and other hydrocarbon substances produced, saved and marketed from the Oil and Gas Leases and lands described in Exhibit "A", attached hereto and made a part hereof, said leases and lands being situated in Elko, Eureka and White Pine Counties, Nevada.

Assignee:

Overriding Royalty Interest

Springcreek Resource Inc.
P. O. Box 171330
San Antonio, Texas 78117

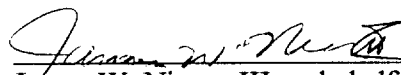
0.125% (0.00125 NRI)

The interest conveyed hereby shall be free and clear of all costs and expenses except severance and production taxes (including windfall profit taxes, if any) and all other taxes levied and assessed on the overriding royalty share of production hereby assigned.

If Assignor's interest in the Oil and Gas Leases described on Exhibit "A" is less than the entire or if said Oil and Gas Leases cover less than the entire fee title, then the overriding royalty interests conveyed hereby shall be reduced proportionately. This assignment is made without any warranties whatsoever, either express or implied.

TO HAVE AND TO HOLD the above described property and rights, together with all and singular the right and appurtenances thereto and belonging to Assignees, their heirs, successors, personal representatives and assigns forever.

IN WITNESS WHEREOF this document is executed this 9th day of November, 2000.


James W. Nixon, III on behalf of Zebra
Investments, Ltd

STATE OF TEXAS }

COUNTY OF BEXAR }

This interest was acknowledged before me this 9th day of November, 2000, by James W. Nixon, III on behalf of Zebra Investments, Ltd.

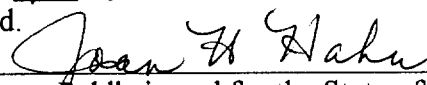


EXHIBIT "A"

<u>Lessor</u>	<u>Lessee</u>	<u>Date</u>	<u>County</u>	<u>State</u>	<u>Legal Description</u>	<u>Gross</u>
Chestine D. Cook, Individually & as heir & devisee of Franklin Barry Cook, deceased	V. F. Neuhaus Properties, Inc.	4/28/97	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
Ja Nell Cook, Individually & as heir & devisee of Charles Cook, Jr., deceased	V. F. Neuhaus Properties, Inc.	4/28/97	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
Dawn E. Cook, a single woman	V. F. Neuhaus Properties, Inc.	4/28/97	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
Carla Stivers, formerly known as Carla A. Poole, a married woman dealing in her sole & separate property	V. F. Neuhaus Properties, Inc.	4/28/97	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
Todd Cook, dealing in his sole & separate property	V. F. Neuhaus Properties, Inc.	4/28/97	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
Julian Tomera Ranches, Inc., Stonehouse Ranch Division	V. F. Neuhaus Properties, Inc.	7/2/99	Elko	Eureka Nevada	<u>Township 31 North, Range 52 East, MDM Sec. 33: All</u>	
USA: N-61507	V. F. Neuhaus Properties, Inc.	4/1/97	Elko	Eureka Nevada	<u>Township 30 North, Range 52 East, MDM Sec. 4: Lots 1, 2, 3, 4, S2N2, S2 (All)</u> <u>Sec. 10: All</u> <u>Sec. 16: E2, NE/4NW/4</u> <u>Sec. 28: All</u> <u>Sec. 34: All</u>	
USA: N-61812	V. F. Neuhaus Properties, Inc.	8/1/97	Elko	Eureka Nevada	<u>Township 30 North, Range 52 East, MDM Sec. 2: Lots 1,2,3,4, S2N2, S2 (All)</u> <u>Sec. 14: All</u>	

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<u>Lessor</u>	<u>Lessee</u>	<u>Date</u>	<u>County</u>	<u>State</u>	<u>Legal Description</u>	<u>Gross</u>
USA: N-62207	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 27 North, Range 56 East, MDM Sec. 9: All Sec. 10: W2NW/4	
USA: N-62215	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 14 North, Range 64 East, MDM Sec. 1: Lots 1,2,3,4, S2N2, S2 (All) Sec. 2: Lots 1,2,3,4, S2N2, S2 (All)	
USA: N-62216	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 14 North, Range 64 East, MDM Sec. 11: All Sec. 12: All	
USA: N-62217	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 14 North, Range 65 east, MDM Sec. 7: Lots 1,2,3,4, E2W2	
USA: N-62031	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 14 North, Range 64 East, MDM Sec. 13: All Sec. 24: All	
USA: N-62032	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 14 North, Range 65 East, MDM Sec. 18: Lots 1,2,3,4, E2W2 Sec. 19: Lots 1,2,3,4, E2W2	
USA: N-62033	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 28 North, Range 56 East, MDM Sec. 8: W2, NE/4, NE/4SE/4 Sec. 9: NW/4, W2NE/4, NE/4NE/4, NW/4SW Sec. 9: SE/4SW/4, S2SE/4, NE/4SE/4 Sec. 14: SW/4 Sec. 22: NE/4 Sec. 23: NW/4	
					Township 27 North, Range 56 East, MDM Sec. 3: W2SW/4 Sec. 4: Lots 1,2,3,4, S2N2, S2 (All) Sec. 5: Lots 1,2, S2NE/4	
					Township 25 North, Range 56 East, MDM Sec. 27: All Sec. 34: NW/4NE/4, NW/4	

EXHIBIT "A"

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USA: N-62034	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 38 North, Range 67 East, MDM Sec. 8: SW/4 Sec. 18: Lots 1,2,3,4, E2W2, E2 (All).	
USA: N-62035	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 38 North, Range 67 East, MDM Sec. 30: Lots 3, 4, E2SW/4, SE/4 Sec. 32: NW/4, SE/4	
					Township 38 North, Range 66 East, MDM Sec. 36: E2	
USA: N-62036	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 37 North, Range 67 East, MDM Sec. 4: Lots 3, 4, S2NW/4, W/SW/4 Sec. 6: Lots 1,2,3,4,5,6,7,8,9,10,11 Sec. 6: S2NE/4, SE/4NW/4, E2SW/4 Sec. 8: Lots 1,2,3,4, NW/4	
					Township 37 North, Range 67 East, MDM Sec. 22: S2SE/4 Sec. 26: W2, W2E2 Sec. 34: NE/4	
USA: N-62037	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 36 North, Range 67 East, MDM Sec. 2: Lots 1,2,3,4,7,8, S2N2, N2SE/4 Sec. 12: N2NW/4 Sec. 14: W2 Sec. 16: E2SE/4 Sec. 22: All	
					Township 35 North, Range 67 East, MDM Sec. 4: Lots 5 through 20, inclusive (All) Sec. 16: NE/4 Sec. 20: S2 Sec. 22: S2NW/4, SW/4, W2SE/4 Sec. 28: All	
USA: N-62038	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada		

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USA: N-62039	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 34 North, Range 66 East, MDM Sec. 12: NE/4, E2NW/4, N2SE/4	
USA: N-62040	V. F. Neuhaus Properties, Inc.	1/1/98	Elko	Nevada	Township 34 North, Range 67 East, MDM Sec. 4: SW/4 Sec. 6: SE/4SE/4 Sec. 8: All Sec. 18: NE/4	
USA: N-62041	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 34 North, Range 67 East, MDM Sec. 31: Lots 8, 9, 16 and 17 (W2W2) Township 33 North, Range 66 East, MDM Sec. 1: Lots 1, 2, 3, 4, S2N2	
USA: N-62042	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 34 North, Range 66 East, MDM Sec. 25: Lots 5, 6, 7, 8, 9, 10, 11, 12, S2NW/4 Sec. 26: Lots 1, 4, E2 Sec. 35: Lots 1, 2, 3, 6, 7, 8, N2SE/4 Sec. 36: Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, NW/4 Township 20 North, Range 64 East, MDM Sec. 2: S2S2 Sec. 3: SE/4 Sec. 10: E2, SW/4 Sec. 11: All Sec. 14: All Sec. 15: All Sec. 21: All Sec. 22: W2, NE/4 Sec. 28: N2	
USA: N-62042	V. F. Neuhaus Properties, Inc.	1/1/98	White Pine	Nevada	Township 19 North, Range 64 East, MDM Sec. 15: W2 Sec. 16: All Sec. 21: All Sec. 22: W2	

EXHIBIT "A"

Lessor

USA: N-62030

Lessee

V. F. Neuhaus Properties, Inc.

Date

10/1/97

County

White Pine

State

Nevada

Legal Description

Township 25 North, Range 56 East, MDM
Sec. 28: All
Sec. 33: N2

Gross