

20 SW 3<sup>rd</sup> Street  
Hamlin, Texas 79520  
325-576-2356  
Fax 325-576-3525  
Email: rogerscpa@dtinspeed.net

# James E. Rodgers and Company, PC

March 11, 2004

Mr. Isaac Castro

Attorney at Law  
212 South Central  
Hamlin, Texas 79520

Dear Isaac:

Enclosed are the documents for release of lien on the Denison property. The name of the lady with the IRS in Fort Worth, Texas is:

Donna Adams  
2601 Meacham Blvd, Suite 550  
Fort Worth, Texas 76137  
Mail Code MC4642NFTW

The telephone number for this lady is 817-759-2900 (Extension 6268). She is listed as an Estate and Gift Transfer Technician.

If you have any questions, please call.

Sincerely,



Rick Rodgers  
CPA

Quality is never an accident



### Tax Information Authorization

OMB No. 1545-1165  
 For IRS Use Only  
 Received by:  
 Name \_\_\_\_\_  
 Telephone (\_\_\_\_\_) \_\_\_\_\_  
 Function \_\_\_\_\_  
 Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**▶ IF THIS AUTHORIZATION IS NOT SIGNED AND DATED, IT WILL BE RETURNED.**

**1 Taxpayer information.**

Taxpayer name(s) and address (please type or print)  
**IDA DENISON  
 ROUTE 1  
 OLD GLORY TX 79540**

Social security number(s)  
 [REDACTED]

Employer identification number

Daytime telephone number  
**940-997-0214**

Plan number (if applicable)

**2 Appointee.**

Name and address (please type or print)  
**ISAAC M. CASTRO, ATTORNEY AT LAW  
 212 SOUTH CENTRAL  
 HAMLIN, TEXAS 79520**

CAF No. \_\_\_\_\_  
 Telephone No. **(325) 576-2797**  
 Fax No. **(325) 576-2799**  
 Check if new: Address   
 Telephone No.

**3 Tax matters.** The appointee is authorized to inspect and/or receive confidential tax information in any office of the IRS for the tax matters listed on this line.

(a) Type of Tax (Income, Employment, Excise, etc.)	(b) Tax Form Number (1040, 941, 720, etc.)	(c) Year(s) or Period(s)	(d) Specific Tax Matters (see Instr.)
ESTATE AND GIFT	<b>706, 706-A</b>	07-26-1997, N/A	TAX LIEN 2032A
ESTATE AND GIFT	4422, 8821, 668-H	N/A	N/A

**4 Specific use not recorded on Centralized Authorization File (CAF).** If the tax information authorization is for a specific use not recorded on CAF, check this box. (See the instructions on page 2.)   
 If you checked this box, skip lines 5 and 6.

**5 Disclosure of tax information (you must check the box on line 5a or b unless the box on line 4 is checked):**  
**a** If you want copies of tax information, notices, and other written communications sent to the appointee on an ongoing basis, check this box.   
**b** If you do not want any copies of notices or communications sent to your appointee, check this box.

**6 Retention/revocation of tax information authorizations.** This tax information authorization automatically revokes all prior authorizations for the same tax matters you listed above on line 3 unless you checked the box on line 4. If you do not want to revoke a prior tax information authorization, you MUST attach a copy of any authorizations you want to remain in effect AND check this box   
 To revoke this tax information authorization, see the instructions on page 2.

**7 Signature of taxpayer(s).** If a tax matter applies to a joint return, either husband or wife must sign. If signed by a corporate officer, partner, guardian, executor, receiver, administrator, trustee, or party other than the taxpayer, I certify that I have the authority to execute this form with respect to the tax matters/periods covered.

John Wayne Denison | 3/2/04  
 Signature Date  
**JOHN WAYNE DENISON** | **EXECUTOR**  
 Print Name Title (if applicable)

\_\_\_\_\_  
 Signature Date  
 \_\_\_\_\_  
 Print Name Title (if applicable)

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of form.** Form 8821 authorizes any individual, corporation, firm, organization, or partnership you designate to inspect and/or receive your confidential information in any office of the IRS for the type of tax and the years or periods you list on this form. You may file your own tax information authorization without using Form 8821, but it must include all the information that is requested on the form.

Form 8821 does not authorize your appointee to advocate your position with respect to the Federal tax laws; to execute waivers, consents, or closing agreements; or to otherwise represent you before the IRS. If you want to authorize an individual to represent you, use Form 2848, Power of Attorney and Declaration of Representative.

Use Form 56, Notice Concerning Fiduciary Relationship, to notify the IRS of the existence of a fiduciary relationship. A fiduciary (trustee, executor, administrator, receiver, or guardian) stands in the position of a taxpayer and acts as the taxpayer. Therefore, a fiduciary does not act as an appointee and should not file Form 8821. If a fiduciary wishes to authorize an appointee to inspect and/or receive confidential tax information on behalf of the fiduciary, Form 8821 must be filed and signed by the fiduciary acting in the position of the taxpayer.

**Taxpayer Identification numbers (TINs).** TINs are used to identify taxpayer information with corresponding tax returns. It is important that you furnish correct names, social security numbers (SSNs), individual taxpayer identification numbers (ITINs), or employer identification numbers (EINs) so that the IRS can respond to your request.

For Privacy Act and Paperwork Reduction Act Notice, see page 2.

**Tax Information Authorization**

▶ IF THIS AUTHORIZATION IS NOT SIGNED AND DATED, IT WILL BE RETURNED.

**1 Taxpayer information.**

Taxpayer name(s) and address (please type or print) IDA DENISON ROUTE 1 OLD GLORY TX 79540	Social security number(s) [REDACTED]	Employer identification number
	Daytime telephone number 940-997-0214	Plan number (if applicable)

**2 Appointee.**

Name and address (please type or print) <b>RICHARD E. RODGERS</b> 20 SW 3RD STREET HAMLIN, TEXAS 79520	CAF No. <u>7800-49835R</u> Telephone No. <u>(325) 576-2356</u> Fax No. <u>(325) 576-3525</u> Check if new: Address <input type="checkbox"/> Telephone No. <input type="checkbox"/>
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**3 Tax matters.** The appointee is authorized to inspect and/or receive confidential tax information in any office of the IRS for the tax matters listed on this line.

(a) Type of Tax (Income, Employment, Excise, etc.)	(b) Tax Form Number (1040, 941, 720, etc.)	(c) Year(s) or Period(s)	(d) Specific Tax Matters (see instr.)
ESTATE AND GIFT	706, 706-A	07-26-1997, N/A	TAX LIEN 2032A
ESTATE AND GIFT	4422, 8821, 668-H	N/A	N/A

**4 Specific use not recorded on Centralized Authorization File (CAF).** If the tax information authorization is for a specific use not recorded on CAF, check this box. (See the instructions on page 2.)   
 If you checked this box, skip lines 5 and 6.

**5 Disclosure of tax information** (you must check the box on line 5a or b unless the box on line 4 is checked):  
 a If you want copies of tax information, notices, and other written communications sent to the appointee on an ongoing basis, check this box.   
 b If you do not want any copies of notices or communications sent to your appointee, check this box.

**6 Retention/revocation of tax information authorizations.** This tax information authorization automatically revokes all prior authorizations for the same tax matters you listed above on line 3 unless you checked the box on line 4. If you do not want to revoke a prior tax information authorization, you MUST attach a copy of any authorizations you want to remain in effect AND check this box   
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John Wayne Denison                      3/2/04  
 Signature    Date  
**JOHN WAYNE DENISON**                      **EXECUTOR**  
 Print Name    Title (if applicable)

\_\_\_\_\_  
 Signature    Date  
 \_\_\_\_\_  
 Print Name    Title (if applicable)

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Purpose of form.** Form 8821 authorizes any individual, corporation, firm, organization, or partnership you designate to inspect and/or receive your confidential information in any office of the IRS for the type of tax and the years or periods you list on this form. You may file your own tax information authorization without using Form 8821, but it must include all the information that is requested on the form.

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# 325.574.2799

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Department of the Treasury - Internal Revenue Service

Form 668-H  
(Rev. July 1987)

Notice of Federal Estate Tax Lien Under Internal Revenue Laws

District	Serial Number	For Optional Use by Recording Office
North Texas	7501-BPB-710	900
<p>Notice is given under the provisions of section 6324B of the Internal Revenue Code that a lien exists in favor of the United States against the specific property described below for additional Federal estate tax imposed by section 2032A(c) due to the special valuation elected under section 2032A.</p>		
Name of Estate		
Ida Denison		
Name and address of agent designated by the qualified heirs for dealing with IRS regarding the specially valued property.		
<b>Designated Agent:</b> John Denison Rt. 1, Old Glory, TX 79540		
<b>Beneficiaries:</b> John Wayne Denison Bob Denison Trust		
Applied For		
Date of Death	Decedent's Social Security Number	Amount of Additional Tax
7/26/97		\$ 146,302.53

Description of Property to Which Lien Attaches

SURFACE ONLY - SEE ATTACHED

Place of Filing

Stonewall County, Texas

This notice was prepared and signed at Dallas, Texas, on this

the 3rd day of May, 2000.

Signature

Title

Acting Chief, Advisory Section

Form 668-H (Rev. 7-87)

Part 1 - To be kept by recording office

**United States Estate (and Generation-Skipping Transfer)  
Tax Return**

Estate of a citizen or resident of the United States (see separate instructions).  
To be filed for decedents dying after December 31, 1998.  
For Paperwork Reduction Act Notice, see page 1 of the separate instructions.

OMB No. 1545-0015

Part 1. — Decedent and Executor	1 a Decedent's first name and middle initial (and maiden name, if any) <b>IDA</b>	1 b Decedent's last name <b>DENISON</b>	2 Decedent's Social Security No. <b>[REDACTED]</b>	
	3 a Legal residence (domicile) at time of death (county, state, and ZIP code, or foreign country) <b>STONEWALL COUNTY, TEXAS 79540</b>	3 b Year domicile established <b>1932</b>	4 Date of birth <b>09-21-1932</b>	5 Date of death <b>07-26-1997</b>
	6 a Name of executor (see page 4 of the instructions) <b>JOHN WAYNE DENISON</b>	6 b Executor's address (number and street including apartment or suite no. or rural route; city, town, or post office; state; and ZIP code) <b>ROUTE 1 OLD GLORY, TEXAS 79540</b>		
	6 c Executor's social security number (see page 4 of the instructions) <b>[REDACTED]</b>			
	7 a Name and location of court where will was probated or estate administered <b>STONEWALL COUNTY, TEXAS</b>			7 b Case number <b>1293</b>
8 If decedent died testate, check here <input checked="" type="checkbox"/> and attach a certified copy of the will.		9 If Form 4768 is attached, check here <input checked="" type="checkbox"/>		
10 If Schedule R-1 is attached, check here <input type="checkbox"/>				

Part 2. — Tax Computation	1 Total gross estate less exclusion (from Part 5, Recapitulation, page 3, item 12)	1	1,512,685.00
	2 Total allowable deductions (from Part 5, Recapitulation, page 3, item 23)	2	516,633.00
	3 Taxable estate (subtract line 2 from line 1)	3	996,052.00
	4 Adjusted taxable gifts (total taxable gifts (within the meaning of section 2503) made by the decedent after December 31, 1976, other than gifts that are includible in decedent's gross estate (section 2001(b)))	4	
	5 Add lines 3 and 4	5	996,052.00
	6 Tentative tax on the amount on line 5 from Table A on page 12 of the instructions	6	344,260
	7 a If line 5 exceeds \$10,000,000, enter the lesser of line 5 or \$17,184,000. If line 5 is \$10,000,000 or less, skip lines 7a and 7b and enter -0- on line 7c.	7 a	
	b Subtract \$10,000,000 from line 7a	7 b	
	c Enter 5% (.05) of line 7b	7 c	0.00
	8 Total tentative tax (add lines 6 and 7c)	8	344,260.00
	9 Total gift tax payable with respect to gifts made by the decedent after December 31, 1976. Include gift taxes by the decedent's spouse for such spouse's share of split gifts (section 2513) only if the decedent was the donor of these gifts and they are includible in the decedent's gross estate (see instructions)	9	
	10 Gross estate tax (subtract line 9 from line 8)	10	344,260.00
	11 Maximum unified credit (applicable credit amount) against estate tax	11	192,800
	12 Adjustment to unified credit (applicable credit amount). (This adjustment may not exceed \$6,000. See page 4 of the instructions.)	12	
	13 Allowable unified credit (applicable credit amount) (subtract line 12 from line 11)	13	192,800.00
	14 Subtract line 13 from line 10 (but do not enter less than zero)	14	151,460.00
	15 Credit for state death taxes. Do not enter more than line 14. Figure the credit by using the amount on line 3 less \$60,000. See Table B in the instructions and attach credit evidence (see instructions)	15	36,339
	16 Subtract line 15 from line 14	16	115,121.00
	17 Credit for Federal gift taxes on pre-1977 gifts (section 2012) (attach computation)	17	
	18 Credit for foreign death taxes (from Schedule(s) P). (Attach Form(s) 706-CE.)	18	
	19 Credit for tax on prior transfers (from Schedule Q)	19	
	20 Total (add lines 17, 18, and 19)	20	
	21 Net estate tax (subtract line 20 from line 16)	21	115,121.00
	22 Generation-skipping transfer taxes (from Schedule R, Part 2, line 10)	22	0.00
	23 Total transfer taxes (add lines 21 and 22)	23	115,121.00
	24 Prior payments. Explain in an attached statement	24	
	25 United States Treasury bonds redeemed in payment of estate tax	25	
26 Total (add lines 24 and 25)	26		
27 Balance due (or overpayment) (subtract line 26 from line 23)	27	115,121.00	

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer other than the executor is based on all information of which preparer has any knowledge.

John Wayne Denison  
Signature(s) of executor(s) 03-02-2004  
Date

Richard E. Rodgers, CPA  
Signature of preparer other than executor 03-02-2004  
Date

**JAMES E. RODGERS & COMPANY, P.C.**  
20 S.W. 3RD ST. HAMLIN, TX 79520  
Address (and ZIP code)

## Part 5 — Agreement to Family-Owned Business Interest Deduction Under Section 2057

Estate of: JA DENSION	Date of Death 07-26-1997	Decedent's Social Security Number [REDACTED]
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There cannot be a valid election unless:

- The agreement is executed by each and every one of the qualified heirs, and
- The agreement is included with the estate tax return when the estate tax return is filed.

We (list all qualified heirs and other persons having an interest in the business required to sign this agreement)

being all the qualified heirs and

being all other parties having interests in the business(es) which are deducted under section 2057 of the Internal Revenue Code, do hereby approve of the election made by

Executor/Administrator of the estate of \_\_\_\_\_  
pursuant to section 2057 to deduct said interests from the gross estate and do hereby enter into this agreement pursuant to section 2057(h).

The undersigned agree and consent to the application of subsection (f) of section 2057 of the Code with respect to all the qualified family-owned business interests deducted on Schedule T of Form 706, attached to this agreement. More specifically, the undersigned heirs expressly agree and consent to personal liability under subsection (c) of 2032A (as made applicable by section 2057(l)(3)(F) of the Code) for the additional estate tax imposed by that subsection with respect to their respective interests in the above-described business interests in the event of certain early dispositions of the interests or the occurrence of any of the disqualifying acts described in section 2057(f)(1) of the Code. It is understood that if a qualified heir disposes of any deducted interest to any member of his or her family, such member may thereafter be treated as the qualified heir with respect to such interest upon filing a new agreement and any other form required by the Internal Revenue Service.

The undersigned interested parties who are not qualified heirs consent to the collection of any additional estate tax imposed under section 2057(f) of the Code from the deducted interests.

If there is a disposition of any interest which passes or has passed to him or her, each of the undersigned heirs agrees to file the appropriate form and pay any additional estate tax due within 6 months of the disposition or other disqualifying act.

It is understood by all interested parties that this agreement is a condition precedent to the election of the qualified family-owned business deduction under section 2057 of the Code and must be executed by every interested party even though that person may not have received the estate tax benefits or be in possession of such property.

Each of the undersigned understands that by making this election, a lien will be created and recorded pursuant to section 6324B of the Code on the interests referred to in this agreement for the applicable percentage of the adjusted tax differences with respect to the estate as defined in section 2057(f)(2)(C).

As the interested parties, the undersigned designate the following individual as their agent for all dealings with the Internal Revenue Service concerning the continued qualification of the deducted property under section 2057 of the Code and on all issues regarding the special lien under section 6324B. The agent is authorized to act for the parties with respect to all dealings with the Service on matters affecting the qualified interests described earlier. This authority includes the following:

- To receive confidential information on all matters relating to continued qualification under section 2057 of the deducted interests and on all matters relating to the special lien arising under section 6324B.
- To furnish the Service with any requested information concerning the interests.
- To notify the Service of any disposition or other disqualifying events specified in section 2057(f)(1) of the Code.
- To receive, but not to endorse and collect, checks in payment of any refund of Internal Revenue taxes, penalties, or interest.
- To execute waivers (including offers of waivers) of restrictions on assessment or collection of deficiencies in tax and waivers of notice of disallowance of a claim for credit or refund.
- To execute closing agreements under section 7121.

(continued on next page)

Form <b>4422</b> (Rev. March 2003)	Department of the Treasury - Internal Revenue Service <b>Application for Certificate Discharging Property Subject to Estate Tax Lien</b>	Year legal residence was established  1932
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Name of decedent (Last name, First name, Middle Initial) IDA DENISON	Date of death 07-26-1997
Decedent's legal residence at time of death ROUTE 1 OLD GLORY, TEXAS 79540	Decedent's social security number (SSN) <span style="background-color: black; color: black;">XXXXXXXXXX</span>

To: Area Director, Internal Revenue Service, 2601 MEACHAM BLVD, FORT WORTH, TEXAS 76137

As provided by Internal Revenue Code section 6325(c), I apply for a certificate discharging property subject to an estate tax lien. This property belongs to, or forms a part of, the gross estate of the decedent named above.

Form 706 has been filed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If "Yes," give date it was filed 2-26-1998	Amount of tax paid \$ _____ 0
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Give the gross estate values and deductions as reported on Form 706. If Form 706 has not been filed, show approximate amounts.

Gross Estate Values		Gross Estate Values (continued)	
Real estate	\$ 617,869	All other property	207,612
Stocks and bonds	0	<b>Total Gross Estate</b>	\$ 858,066.00
Mortgages, notes, and cash	21,084	Deductions	
Insurance on decedent's life	11,501	Funeral and administrative expenses	\$ 69,387
Jointly owned property	0	Debts of decedent	447,246
Transfers during decedent's life	0	Marital deduction	0
Powers of appointment	0	Other deductions	0
Annuities	0	Charitable gifts and bequests	0
		<b>Total Deductions</b>	\$ 516,633.00

If property is to be sold, transferred, or mortgaged, please complete the following.

a. Election made to value certain farm and business real property as provided by IRC section 2032A <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	b. Request granted to defer payment of estate taxes <input type="checkbox"/> Yes (Complete item c.) <input checked="" type="checkbox"/> No	c. Payment deferred as provided by ("x" applicable box) <input type="checkbox"/> 6161 <input type="checkbox"/> 6166 <input type="checkbox"/> Other (specify) N/A
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Name and address of the purchaser, transferee, or mortgagee BOONE PICKENS C/O RON BASSETT 8117 PRESTON ROAD, SUITE 260W DALLAS, TEXAS 79225	Relationship to applicant and decedent NONE
	Consideration paid or to be paid \$ 1,677,500

Under penalties of perjury, I declare that I have examined this application, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct and complete.

Applicant Sign here	Signature John Wayne Denison	Date signed 3/12/04
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Name and address of applicant JOHN WAYNE DENISON 14071 FM 617 RULE, TEXAS 79547	Name and address of attorney for applicant ISAAC M. CASTRO 212 SOUTH CENTRAL HAMLIN, TEXAS 79520
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Relationship of applicant to estate (Executor, Administrator, or other title) EXECUTOR	Phone number of applicant 940-997-0214	Phone number of attorney for applicant 325-576-2797
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**ESTATE OF IDA DENISON**

ROUTE 1  
OLD GLORY, TEXAS 79540  
SOCIAL SECURITY NUMBER [REDACTED]  
DATE OF DEATH 7-26-1997

FORM 4422 ATTACHMENTS

**FARMLAND AS LISTED IN THE ORIGINAL ESTATE FORM 706 USED A IRC SECTION 2032A ELECTION FOR VALUATION.** THE TEN YEAR PERIOD AFTER THE ELECTION HAS NOT EXPIRED; HOWEVER, THE EXECUTOR DESIRES TO SELL VARIOUS ITEMS OF FARMLAND AS LISTED ON THE ATTACHED FORM 706-A. THEREFORE, THIS FORM 4422 IS FILED IN REQUEST OF RELEASE OF LIEN AND DISCHARGE OF \$89,587 IN ADDITIONAL ESTATE TAX DUE.

**NO OTHER DISCHARGES ON THIS ESTATE HAVE BEEN ISSUED TO DATE.**

SEE FORM 706-A FOR DESCRIPTION OF PROPERTY REQUESTED FOR A CERTIFICATE OF DISCHARGE. THE VALUE OF THE PROPERTY AND THE **BASIS OF THE VALUATION IS THE ATTACHED PROPOSED SALE CONTRACT.**





**Instructions for Completing Form 4422,  
Application for Certificate Discharging Property Subject to Estate Tax Lien**

1. Attach a statement giving your reasons for applying for this certificate.  
**NOTE:** If we have issued any other discharges on this estate, please include the dates and the amounts. **(None!)**
2. Attach a description of the property for which you want a certificate of discharge. Show the value of the property and the basis of the valuation. If the property consists of real estate, attach a separate legal description and a preliminary title report for each parcel. **SEE FORM 668-H ATTACHED**
3. Attach any of the following documents that apply:
  - ATTACHED** • Short form of letters testamentary,
  - ATTACHED** • Copy of will,
  - ATTACHED** • **Copy of sale contract and closing statement (or proposed closing statement),**
  - ATTACHED** • Copy of the Form 706, and
  - ATTACHED** • A copy of the inventory and appraisal reflecting all assets of the estate.
4. Submit a Form 8821, Tax Information Authorization. Completing this form gives the Internal Revenue Service the authority to contact individuals or companies, if necessary, when determining if the discharge is appropriate.
5. Provide the name, address, and telephone number of the closing attorney or representative of the settlement company.
6. The Area Director may request that you furnish additional information. The Area Director will have your application investigated to determine whether to issue the certificate and will let you know the outcome.
7. Submit *in duplicate* your written request and all accompanying documents to:

Internal Revenue Service  
ATTN: Technical Services Estate Tax Advisor  
[ *Address to the IRS Area Office nearest  
to where the decedent resided.* ]

**NOTE:** You can also obtain the appropriate mailing address by calling the Toll-free number (866) 699-4083.

01-05-03

PROMULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC)  
**FARM AND RANCH CONTRACT**



1. PARTIES: John Denison, Executor of Denison Estate (Seller)  
agrees to sell and convey to BOONIE RECKENS (Buyer) and Buyer agrees to buy from Seller the Property described below.

2. PROPERTY: The land, improvements, accessories and crops are collectively referred to as the "Property".  
A. LAND: The land situated in Stonewall County, Texas, described as follows:  
6197.6 acres out of the R&TC Survey, Block D and more fully described as:  
A297, section 155, 655 acres; A1229, section 156, 658 ac.; A296, section 157, 658 ac.; A589, sect. 158, 629.3 ac.; A295, sect 159, 643.5 ac.; A1230, sect 166, 328 ac.; A291, sect 167, 650 ac.; A1415, sect 168, 658 ac.; A290, sect 169, 658.9 ac.; and A1545, sect 170, 559.8 ac. for a total of 6197.6 acres.  
or as described on attached exhibit, also known as S of FM2211, N to US380 & across  
Aspermont, TX

(address/zip code), together with all rights, privileges, and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

B. IMPROVEMENTS:  
(1) FARM and RANCH IMPROVEMENTS: The following permanently installed and built-in items, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.  
(2) RESIDENTIAL IMPROVEMENTS: The house, garage, and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.

C. ACCESSORIES:  
(1) FARM AND RANCH ACCESSORIES: The following described related accessories: (check boxes of conveyed accessories)  portable buildings  hunting blinds  game feeders  livestock feeders and troughs  irrigation equipment  fuel tanks  submersible pumps  pressure tanks  corrals  gates  chutes  other: if any.

(2) RESIDENTIAL ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, controls for satellite dish system, controls for garage door openers, entry gate controls, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, and artificial fireplace logs.

D. CROPS: Unless otherwise agreed in writing, Seller has the right to harvest all growing crops until delivery of possession of the Property.

E. EXCLUSIONS: The following improvements, accessories, and crops will be retained by Seller and excluded: all personal property, if any.

F. RESERVATIONS: Seller reserves the following mineral, water, royalty, timber, or other interests: No  
mineral interests will convey with this sale.

23. **TERMINATION OPTION:** This paragraph will be a part of this contract ONLY if both blanks are filled in and Buyer has paid the Option Fee. Buyer has paid Seller \$ \_\_\_\_\_ (Option Fee) for the unrestricted right to terminate this contract by giving notice of termination to Seller within \_\_\_\_\_ days after the effective date of this contract. If Buyer gives notice of termination within the time specified, the Option Fee will not be refunded, however, any earnest money will be refunded to Buyer. The Option Fee  will  will not be credited to the Sales Price at closing. For the purposes of this paragraph, time is of the essence; strict compliance with the time for performance stated herein is required.

24. **CONSULT AN ATTORNEY:** Real estate licensees cannot give legal advice. READ THIS CONTRACT CAREFULLY. If you do not understand the effect of this contract, consult an attorney BEFORE signing.

Buyer's Attorney is: \_\_\_\_\_

Seller's Attorney is: ISAAC M CASPPO  
212 S. Capitol Hill, TX 76720

Telephone: \_\_\_\_\_

Telephone: 325 / 576-2797

Facsimile: \_\_\_\_\_

Facsimile: 325 / 576-2799

EXECUTED the \_\_\_\_\_ day of \_\_\_\_\_ (EFFECTIVE DATE).  
(BROKER: FILL IN THE DATE OF FINAL ACCEPTANCE.)

BOONE PICKENS  
by Ronald D. Bassett, POA  
Buyer

John W. Dyson  
Seller

Buyer

Seller

The form of this contract has been approved by the Texas Real Estate Commission. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transaction. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6644 (<http://www.trec.state.tx.us>) TREC NO. 25-4. This form replaces TREC NO. 25-3.

Initialed for identification by Buyer [Signature] and Seller [Signature]

01A

TREC NO. 25-4  
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# United States Additional Estate Tax Return

(To report dispositions or cessations of qualified use under section 2032A of the Internal Revenue Code)

For Privacy Act and Paperwork Reduction Act Notice, see page 4 of the separate instructions.

## Part I General Information

1a Name of qualified heir <b>JOHN WAYNE DENISON</b>		2 Heir's social security number [REDACTED]
1b Address of qualified heir (number and street, including apartment number, P.O. Box, or rural route) 14071 FM 617		3 Commencement date (see instructions) 07-26-1997
1c City, town or post office, state, and ZIP code RULE TX 79547		
4 Decedent's name reported on Form 706 IDA DENISON	5 Decedent's social security number [REDACTED]	6 Date of death 07-26-1997

## Part II Tax Computation (First complete Schedules A and B — see instructions.)

1 Value at date of death (or alternate valuation date) of all specially valued property that passed from decedent to qualified heir:			
a Without section 2032A election	1a	706,700	
b With section 2032A election	1b	207,555	
c Balance (subtract line 1b from line 1a)	1c		499,145
2 Value at date of death (or alternate valuation date) of all specially valued property in decedent's estate:			
a Without section 2032A election	2a	892,710	
b With section 2032A election	2b	251,316	
c Balance (subtract line 2b from line 2a)	2c		641,394
3 Decedent's estate tax:			
a Recomputed without section 2032A election (attach computation)	3a	115,121	
b Reported on Form 706 with section 2032A election	3b		
c Balance (subtract line 3b from line 3a)	3c		115,121
4 Divide line 1c by line 2c and enter the result as a percentage	4		77.82 %
5 Total estate tax saved (multiply line 3c by percentage on line 4)	5		89,587
6 Value, without section 2032A election, at date of death (or alternate valuation date) of specially valued property shown on Schedule A of this Form 706-A	6	706,700	
7 Divide line 6 by line 1a and enter the result as a percentage	7		100.00 %
8 Multiply line 5 by percentage on line 7	8		89,587
9 Total estate tax recaptured on previous Form(s) 706-A (attach copies of 706-A)	9		0
10 Remaining estate tax savings (subtract line 9 from line 5) (do not enter less than zero)	10		89,587
11 Enter the lesser of line 8 or line 10	11		89,587
12 Enter the total of column D, Schedule A, page 2	12	1,677,500	
13 Enter the total of column E, Schedule A, page 2	13	207,555	
14 Balance (subtract line 13 from line 12) (but enter the line 12 amount in the case of a disposition of standing timber on qualified woodland)	14		1,469,945
15 Enter the lesser of line 11 or line 14	15		89,587
If you completed Schedule B; complete lines 16 - 19. If you did not complete Schedule B, skip lines 16 - 18 and enter the amount from line 15 on line 19.			
16 Enter the total cost (or FMV) from Schedule B	16		
17 Divide line 16 by line 12 and enter the result as a percentage (do not enter more than 100%)	17		0.00 %
18 Multiply line 15 by percentage on line 17	18		
19 <b>Additional estate tax, subtract line 18 from line 15 (do not enter less than zero)</b>	19		89,587

Under penalties of perjury, I declare that I have examined this return, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer other than taxpayer is based on all information of which preparer has any knowledge.

Signature of taxpayer/qualified heir <i>John Wayne Denison</i>	Date 3/12/04
Signature of preparer other than taxpayer/qualified heir <i>Richard E. Rodgers, CPA</i>	Date 03-02-2004
Address (and ZIP code) James E. Rodgers & Co., PC, 20 SW 3rd Street, Hamlin, Texas 79520	
Date 03-02-2004	