

2004 FEB -6 AM 8:34 (B)

BOOK 262 PAGE 93

LAQUITA HAYDEN
ATASCOSA COUNTY CLERKBY *Jander* DEPUTY

#1300 Pd

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: January 15, 2004, but effective as of October 8, 2001

Grantor: DOROTHY R. CAMPBELL, a widow, Individually and as Independent Executrix of the Last Will and Testament of JOHN A. CAMPBELL, Deceased, who passed away on March 27, 1995, and whose Will was probated in the County Court of Polk County, Texas

Grantor's Mailing Address: 983 Old Providence Rd., Livingston, Polk County, TX 77351

Grantee: JOE ESCOBAR and wife, IRENE ESCOBAR, an undivided one-half (1/2) interest and ANITA HERNANDEZ RAMOS, formerly ANITA H. PEREZ, an undivided one-half (1/2) interest

Grantee's Mailing Address: P.O. Box 803, Poteet, Atascosa County, TX, 78065, and 185 Gates Valley Rd., Poteet, Atascosa County, TX 78065

Consideration: Ten and No/100 (\$10.00) Dollars and other good and valuable consideration and the payment in full by Grantee to Grantor of all of the sums due on that certain Contract of Sale dated March 27, 1991, by and between Grantor's and Aureliano B. Perez, Jr., et al, of record in Vol. 835, p. 524, Deed Records, Atascosa County, Texas.

Property:

BEING 17.22 acres of land, more or less, out of the Theodore Wehening Survey No. 1050, Abstract No. 910, Atascosa County, Texas, and out of a 34.45 acre tract of land recorded in Vol. 437, p. 297 of the Deed Records of Atascosa County, Texas; said 17.22 acre tract being the same property more particularly described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes and the same property more particularly described in Warranty Deed dated June 28, 1986, executed by Alma Joyce Jones, to Dorothy McFadden Campbell of record in Vol. 756, p. 388, Deed Records, Atascosa County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

- For Grantor and Grantor's successors, a reservation of all of the oil, gas, and other minerals that are in and under the property and that may be produced from it and a reservation of the right of ingress and egress at all times for mining, drilling, exploring, operating, and developing the property for oil, gas, and other minerals and for removing them from the property. If this interest is subject to an existing lease for oil and gas or oil, gas, and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the interest and payable under the lease.
- Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year.

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 to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor 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, executors, administrators, successors, 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 conveyance and warranty.

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

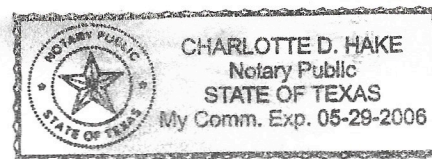
Dorothy R. Campbell
DOROTHY R. CAMPBELL, Individually and as Independent
Executrix of the Estate of JOHN A. CAMPBELL, Deceased

THE STATE OF TEXAS :

This instrument was acknowledged before me on ^{February} January 3, 2004, by DOROTHY R. CAMPBELL, Individually and as Independent Executrix of the Estate of JOHN A. CAMPBELL, Deceased.

Charlotte D. Hake

NOTARY PUBLIC, STATE OF TEXAS



PREPARED IN THE LAW OFFICE OF:

Edward E. Haverlah
211 N. Main
Pleasanton, TX 78064

AFTER RECORDING RETURN TO:

Joe Escobar, et al
P.O. Box 803
Poteet, TX 78065

FIELD NOTES
17.22 ACRES

BEING 17.22 ACRES OF LAND OUT OF THE THEODORE WEHENING SURVEY NO. 1050. ABSTRACT NO. 910, ATASCOSA COUNTY, TEXAS AND OUT OF A 34.45 ACRE TRACT OF LAND RECORDED IN VOLUME 437, PAGES 297-298, DEED RECORDS. ATASCOSA COUNTY, TEXAS. SAID 17.22 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point on the south line of Gates Valley Road for the northeast corner of this tract. Said northeast corner being N 61° 52' 22" W, 1485.20 feet from the northeast corner of the 34.45 acre tract.

THENCE S 29° 25' 48" W, 505.32 feet to a point in the south line of the 34.45 acre tract for the southeast corner of this tract.

THENCE N 61° 52' 22" W, 1370.09 feet along the south line of the 34.45 acre tract to a iron pin on the east line State Highway No. 16 for the southwest corner of this tract and the southwest corner of the 34.45 acre tract.

THENCE N 04° 43' 00" E, 550.50 feet along the east line of State Highway No. 16 to a fence corner at the southeast corner of the intersection of State Highway No. 16 and Gates Valley Road for the northwest corner of this tract and the northwest corner of the 34.45 acre tract.

THENCE S 61° 52' 22" E, 1600.31 feet along the south line of Gates Valley Road to the POINT OF BEGINNING.

Based on a survey of the 34.45 acres on March 29, 1976 A. D.

David L. Potter

David L. Potter
Registered Public Surveyor
Atascosa County Surveyor
P. O. Box 90
Jourdanton, Texas 78026
512-769-3709



RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Exhibit "A"

STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.



RECORDING DATE
FEB -9 2004
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas
By *B. Guerrero* Deputy