

DOROTHY B. PEDINI TO COLLEEN P. GARZA

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THE STATE OF TEXAS ::

COUNTY OF ATASCOSA ::

GIFT DEED

KNOW ALL MEN BY THESE PRESENTS, that I, DOROTHY B. PEDINI, hereinafter called grantor, of Atascosa County and the State of Texas, for and in consideration of the love and affection which I have and bear unto and toward my daughter, COLLEEN P. GARZA, of Atascosa County, Texas, hereinafter called grantee, have GIVEN, GRANTED, and CONVEYED and by these presents do GIVE, GRANT, and CONVEY, unto the said COLLEEN P. GARZA, of Star Route, Box 178, Poteet, Atascosa County, Texas, as her separate property and estate, all of the following described property in Atascosa County, Texas, to-wit:

BEING 65.533 ACRES OF LAND MORE OR LESS OUT OF THE J. A. NAVARRO SURVEY NO. 46 ABSTRACT NO. 9, ATASCOSA COUNTY, TEXAS AND OUT OF A 200.00 ACRE TRACT OF LAND RECORDED IN VOLUME 147, PAGES 385-389 OF THE DEED RECORDS OF ATASCOSA COUNTY, TEXAS. SAID 65.533 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin set in the east ROW fence line of F. M. Highway No. 1333 for the southwest corner of this tract, said southwest corner being N 60 deg. 32 min. 59 sec. W. 2820.58 feet and N 29 deg. 53 min. 00 sec. E, 1023.92 feet from the southeast corner of the 200.00 acre tract.

THENCE N 29 deg. 53 min. 00 sec. E, 1924.62 feet along the east ROW fence line of F. M. Highway No. 1333 to a flare corner post for the northwest corner of this tract.

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THENCE N 74 deg. 40 min. 12 sec. E, 142.64 feet to a flare corner post on the south ROW line F. M. Highway No. 476 for a corner of this tract.

THENCE S 60 deg. 22 min. 48 sec. E, 1314.67 feet along the south ROW fence line of F. M. Highway No. 476 to an iron pin set for the northeast corner of this tract.

THENCE S 30 deg. 04 min. 03 sec. W, 2025.43 feet to an iron pin set for the southeast corner of this tract.

THENCE N 60 deg. 22 min. 48 sec. W, 1408.62 feet to the POINT OF BEGINNING.

This Conveyance and the Warranty herein contained are made subject to the following:

1. All restrictions, covenants, conditions, rights-of-way, easements and Oil, Gas and other mineral reservations, if any, affecting the above described property, that are valid, existing and properly of record.

TO HAVE AND TO HOLD the above described premises, together with all rights and appurtenances thereto in anywise belonging unto the said grantee, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or part thereof.

EXECUTED this the 12th of March, 1991.

Dorothy B. Pedini

DOROTHY B. PEDINI

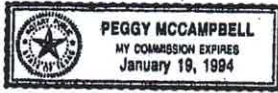
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THE STATE OF TEXAS ::

COUNTY OF ATASCOSA ::

This instrument was acknowledged before me on the 12th day of March, 1991, DOROTHY B. PEDINI.

Peggy McCampbell
Notary Public in and for
the State of Texas
My Commission Expires:



1053

Filed for Record
13 Day of Mar. 19 91
at 8:10 o'clock A. M
LAQUITA HAYDEN
County Clerk, Atascosa County
By Same Sanchez Deputy
700 PD

Peggy McCampbell

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 Book
records of Atascosa County, Texas stamped hereon
by me.
RECORDING DATE
Mar 15 1991
LAQUITA HAYDEN
COUNTY CLERK Atascosa County, Texas
By M. Garcia Deputy

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