

or all of the following information from any instrument that conveys property before it is filed for record in the public records: your Social Security number or your driver's license number.

EXECUTOR'S DEED

Date: October 18, 2023

Grantor: VICKI SUE NAEGELIN VAN HECKE, as Independent Executor of the Estate of MICHAEL GEORGE NAEGELIN, Deceased, whose address is: 1508 Naegelin Road, Lytle, Texas 78052

Grantee: VICKI SUE VAN HECKE, as her sole and separate estate, whose address is: 1508 Naegelin Road, Lytle, Texas 78052

Consideration:

In fulfillment of the terms of the Last Will and Testaments of MICHAEL GEORGE NAEGELIN, which was admitted in Cause No. 8429, County Court, Atascosa County, Texas, the Estate of MICHAEL GEORGE NAEGELIN to which reference is here made and the terms of which appointed VICKI SUE NAEGELIN VAN HECKE as Independent Executor of said Estate with the authority to make this conveyance, upon which Grantees rely, and in fulfillment of the Family/Estate Settlement Agreement therein between and among Vicki Sue Naegelin Van Hecke, Ronald Lee Henderson, Richard Lynn Henderson, Dixie Lee Naegelin Trammell, and Marsha Naegelin Geiger.

Property (including any improvements):

A 54.77 acre tract of land being situated about 24.4 miles N 38 deg W of Jourdanton in Atascosa County, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated by reference herein for all purposes.

Reservations to Conveyance: None.

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, agricultural leases, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies,

conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason of any applicable water improvement or governmental district, agency, authority, etc.; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Vicki Sue Naegelin Van Hecke
VICKI SUE NAEGELIN VAN HECKE, as
Independent Executor of the Estate of MICHAEL
GEORGE NAEGELIN

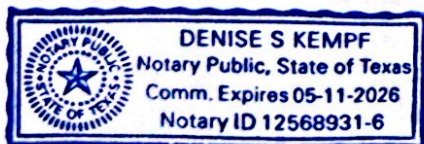
STATE OF TEXAS

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COUNTY OF Medina

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This instrument was acknowledged before me on this 18th day of October, 2023, by VICKI SUE NAEGELIN VAN HECKE, as the Independent Executor of the Estate of MICHAEL GEORGE NAEGELIN.



Denise S. Kempf
Notary Public, State of Texas
My commission expires: 05.11.2026

FIELD NOTES TO DESCRIBE

A 54.77 Acre Tract of land being situated about 24.4 miles N 38° W of Jourdanton in Atascosa County, Texas, being out of Survey No. 518, Abstract No. 91, Apollinarius Bohl, original grantee, and being out of a 73.2 Acre Tract as described from the Estate of Ed M. Wells to Mike G. Naegelin in deed dated December 30, 1960 and recorded in Volume 277, Page 500 of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set 0.4 foot West of a fence in the West line of Survey No. 514 and Naegelin Road and the East line of Survey No. 518 and said 73.2 Acre Tract for the Northeast corner of a 17.44 Acre Tract (this day surveyed) and the upper Southeast corner of this tract from which a 2" iron pipe found by 3" creosote post for the Southeast corner of Survey No. 518, said 73.2 Acre Tract, and said 17.44 Acre Tract bears S 00° 20' 10" E 604.00 feet;

THENCE: S 89° 14' 38" W 1257.90 feet into said 73.2 Acre Tract to a 5/8" iron pin set for the Northwest corner of said 17.44 Acre Tract and an interior corner of this tract;

THENCE: S 00° 20' 10" E 604.00 feet to a 5/8" iron pin set for the Southwest corner of said 17.44 Acre Tract and the lower Southeast corner of this tract;

THENCE: S 89° 14' 38" W 872.35 feet along a fence with the lower North line of Survey No. 518 1/2, the North line of a 44.97 Acre Tract (5th Tract, Volume 55, Page 574, Official Public Records), and the South line of Survey No. 518 and said 73.2 Acre Tract to a 2" iron pipe found by 3" pipe post for the Northwest corner of said 44.97 Acre Tract, an angle point of an 82.18 Acre Tract (Volume 123, Page 161, Official Public Records), and the Southwest corner of Survey No. 518, said 73.2 Acre Tract, and of this tract;

THENCE: Along a fence with the upper East line of Survey No. 518 1/2 and the West line of Survey No. 518, said 73.2 Acre Tract, and of this tract as follows:

N 00° 07' 41" W 774.40 feet with the East line of said 82.18 Acre Tract to a 5/8" iron pin found by 6" pipe post for the Northeast corner of said 82.18 Acre Tract, the Southeast corner of a 70.52 Acre Tract (Document #158521, Official Public Records, described in Volume 117, Page 430, Official Public Records), and an angle point of this tract;

N 00° 08' 35" W 507.90 feet with the lower East line of said 70.52 Acre Tract to a 10" cedar post found for the Southwest corner of a 1.000 Acre Tract

54.77 Acres - Vicki Van Hecke

THENCE: N 00° 11' 33" W 208.76 feet along a fence to a 5/8" iron pin found by 8" cedar post and an I beam for the Northeast corner of said 1.000 Acre Tract and the upper Northwest corner of this tract;

THENCE: N 88° 49' 39" E 1917.22 feet along a fence with the South line of Grey Road and the North line of said 73.2 Acre Tract to a 5/8" iron pin set at the intersection of the South line of Grey Road and the West line of Naegelin Road for the Northeast corner of said 73.2 Acre Tract and of this tract;

THENCE: S 00° 20' 10" E 902.60 feet along a fence with the West line of Survey No. 514 and Naegelin Road and the East line of Survey No. 518 and said 73.2 Acre Tract to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83).

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision and that to the best of my belief and knowledge they are true and correct.

This the 13th day of September 2023.

Keith Howard

Keith Howard, R.P.L.S. No. 5949

Howard Surveying

TBPELS Firm No. 10125700

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