

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

S/W/S/D SILLIVENT RANCH, SERIES LLC to HAWTHORNE LAND, LLC

SPECIAL WARRANTY SURFACE DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

KNOW ALL MEN BY THESE PRESENTS:

That **SILLIVENT RANCH, SERIES LLC**, of Atascosa County, Texas, (herein referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration and the further consideration of the execution by the Grantee named below of that certain Promissory Note ("Note") dated December 4, 2024, being in the principal sum of NINE HUNDRED SEVENTY TWO THOUSAND NINE HUNDRED TWENTY EIGHT AND 48/100 DOLLARS (\$972,928.48), payable to the order of Hawthorne Income Fund, LLC, which Note bears interest and is due and payable as therein set out, the payment of which is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust dated December 4, 2024, to Liang Gao, Trustee f/b/o Hawthorne Income Fund, LLC; has GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto **HAWTHORNE LAND, LLC**, whose mailing address is P.O. BOX 667243, HOUSTON, Texas, 77266-7243 (herein referred to as "Grantee") all of the following described real property ("Property"), located in Atascosa County, Texas, to-wit:

SURFACE ESTATE ONLY of 101.696 acres of land, more or less, situated in the I. & G.N. RR. Co. Survey, Section Number 1752, Abstract Number 478, Atascosa County, Texas, being a portion of that certain called 409.76 acre tract described in that certain instrument to Sillivent Ranch, Series LLC recorded under Instrument Number 230322 in the Official Public Records of Atascosa County, Texas, said 101.696 acres, more or less, being more particularly described by metes and bounds and depicted in the **EXHIBIT "A"** attached hereto and incorporated herein by reference for all purposes;

SAVE AND EXCEPT, HOWEVER, there is hereby **RESERVED** unto Grantor and its successors and assigns forever, all rights, title, and interest owned by Grantor in and to all oil, gas, and other minerals in, under, and that may be produced from the above-described land and any lands properly pooled therewith, along with all appurtenant rights and privileges related thereto.

This conveyance and hereinafter warranty are made expressly subject to the following exceptions to the extent, and only to the extent said items remain effective and affect the Property, no ratification or revival of expired, terminated, or non-applicable items being intended:

- a) Shortages in area.
- b) Standby fees, taxes, and assessments by any taxing authority for the year 2024, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage by Grantees or ownership, the payment of which Grantees assumes.
- c) Rights of parties in possession.
- d) Any visible or apparent roadway or easement over or across the subject property, the existence of which does not appear of record, and any portion of the property lying within the limits or boundaries of any public or private roadway and/or highway.
- e) All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, evidenced in the Public Records of Atascosa County, Texas.
- f) All leases, grants, exceptions or reservations (if any) of the geothermal energy and associated resources below the surface of the land, together with all rights, privileges, and immunities relating thereto, evidenced in the Public Records of Atascosa County, Texas.
- g) Any restrictions, covenants, rules, and/or regulations concerning the subdivision of land adopted by the City, County, and/or Municipality in which the subject property is located.
- h) Easement dated January 19, 1982, executed by Georgia Ann Stieren, Indiv. & Indep. Ex. of the

Estate of Jack Stieren, Deceased, to South Texas Instruments, Inc., recorded in Vol. 589, Page 153, Deed Records of Atascosa County, Texas.

- i) Right-of-Way Easement dated June 23, 2003, executed by Michael A. Stieren to Karnes Elec. Coop., Inc., filed for record on June 19, 2007, under Clerk's File No. 91484, Official Public Records of Atascosa County, Texas.

GRANTOR IS CONVEYING AND GRANTEE IS ACCEPTING THE PROPERTY "AS IS" IN ITS PRESENT PHYSICAL CONDITION WITH ANY AND ALL DEFECTS, WHETHER LATENT OR APPARENT, KNOWN OR UNKNOWN, AND WITHOUT WARRANTY OF ANY KIND EXCEPT FOR THE LIMITED WARRANTY OF TITLE CONTAINED IN THIS SPECIAL WARRANTY DEED.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto GRANTEE, and its successors and assigns forever; and subject to the reservation, exceptions, and "As-Is" clause above, Grantor does hereby bind itself, and its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto the said GRANTEE and its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, *by, through, or under Grantor, but not otherwise.*

But it is expressly agreed that a Vendor's Lien, as well as the superior title in and to the Property, is retained against the Property until the Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, after which this deed shall become absolute. Hawthorne Income Fund, LLC, at the request of Grantee, has paid in cash to Grantor the purchase price of the Property as a part of the loan that is evidenced by the Note. Accordingly, Grantor does hereby transfer, assign, and convey (without recourse against Grantor) the hereinabove retained Vendor's Lien, together with the superior title in and to the Property securing same, unto Hawthorne Income Fund, LLC, and its successors and/or assigns, and agrees that Hawthorne Income Fund, LLC and its successors and/or assigns, may release said Vendor's Lien whenever the Note which it secures has been fully paid.

EXECUTED on the 4 day of December, 2024.

Grantor:

SILLIVENT RANCH, SERIES LLC, a Texas series limited liability company

By: *R. Shane Sillivent*, Manager
R. Shane Sillivent, Manager

Acknowledgement

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me this 4 day of December, 2024, by R. Shane Sillivent, as Manager of SILLIVENT RANCH, SERIES LLC, a Texas series limited liability company, acting on behalf of said company.



Heather Foster
NOTARY PUBLIC, STATE OF TEXAS

After recording, please return to:

HAWTHORNE LAND, LLC
P.O. BOX 667243
HOUSTON, Texas, 77266-7243

EXHIBIT "A"



TEXAS PROFESSIONAL SURVEYING, LLC.

3032 N. FRAZIER STREET, CONROE, TEXAS 77303
(936)756-7447 FAX (936)756-7448
FIRM REGISTRATION No. 100834-00

FIELD NOTE DESCRIPTION
101.696 ACRES

IN THE I. & G.N. RR. CO. SURVEY, SECTION NUMBER 1752, ABSTRACT NUMBER 478,
ATASCOSA COUNTY, TEXAS

BEING an 101.696 acre tract of land situated in the I. & G.N. RR. Co. Survey, Section Number 1752, Abstract Number 478,
Atascosa County, Texas, being a portion of that certain called 409.76 acre tract described in instrument to Sillivent Ranch Series,
LLC., recorded under Instrument Number 230322, of the Official Public Records of Atascosa County, Texas (O.P.R.A.C.T.), said
101.696 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap found in the southerly margin of County Road 300 (CR 300), for the northeasterly
corner of said 409.76 acre tract and the herein described 101.696 acre tract, from which a 6 inch cedar post found for the
northwesterly corner of that certain called 315 acre tract, described as "First Tract", in instrument to Aaron Franklin Steinle,
recorded in Volume 84, Page 575, O.P.R.A.C.T., bears North 32°36'17" East, 1.32 feet, said POINT OF BEGINNING having a
Texas State Plane Coordinate value of N: 13,518,671.05, E: 2,092,823.73 South Central Zone, grid measurements;

THENCE South 01°10'25" East, 1454.27 feet, with the common line between said 409.76 acre tract and said 315 acre tract, to a
1/2 inch iron rod with cap stamped "TPS 100834-00" set for the southeasterly corner of the herein described 101.696 acre tract,
from which a 1-1/2 inch iron pipe found for reference, bears South 01°10'25" East, 2532.12 feet;

THENCE severing, over and across said 409.76 acre tract, with an existing barbed wire fence, the following five (5) courses and
distances:

- 1. North 88°22'20" West, at a distance of 0.17 feet, pass a fence corner post found for reference, in all, a total distance of
20.47 feet, to a fence corner post found for corner,
2. South 65°01'41" West, 1453.69 feet, to a fence corner post found for corner
3. North 40°11'16" West, 681.16 feet, to a fence corner post found for corner
4. South 87°58'26" West, 910.53 feet, to a fence corner post found for corner
5. North 02°10'26" East, at a distance of 1526.68 feet, pass a fence corner post found for reference, in all, a total distance
of 1528.56 feet, to a 1/2 inch iron rod with cap stamped "TPS 100834-00" set in the southerly margin of said CR 300,
the northerly line of said 409.76 acre tract, for the northwesterly corner of the herein described 101.696 acre tract, from
which a 1/2 inch iron rod with cap found for reference, bears South 88°51'59" West, 746.34 feet;

THENCE North 88°51'59" East, 2600.51 feet, with the southerly margin of said CR 300, the northerly line of said 409.76 acre
tract, to the POINT OF BEGINNING and containing a computed area of 101.696 acres of land within this Field Note
Description.

This Field Note Description was prepared from a survey performed on the ground on November 12, 2024, by Texas Professional
Surveying, LLC., Registered Professional Land Surveyors and referenced to Survey Drawing Project 38681.

All coordinates, bearings, distances, and areas shown hereon are grid measurements based on GPS observations and referenced to
the North American Datum 1983 (NAD83), Texas State Plane Coordinate System, South Central Zone, U.S. Survey Feet.

November 19, 2024
Date



Thomas A. McIntyre
R.P.L.S. No. 6921

CONFORMED COPY
OFFICIAL PUBLIC RECORDS

Theresa Carrasco

Theresa Carrasco, County Clerk

Atascosa County Texas

December 05, 2024 11:33:35 AM

FEE: \$37.00 LCASTANEDA **247986**

WDVL
