

002

DEED

BOOK 14 PAGE 330

THE STATE OF TEXAS §
COUNTY OF ATASCOSA § KNOW ALL MEN BY THESE PRESENTS:

THAT we, VIVIAN SUE LITTLE, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson, Deceased, of Harris County, Texas, MARY CLARA DOUGHERTY, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson, Deceased, of Harris County, Texas, SHARON ANN PAGE, of Dallas County, Texas, WALIETA MARIE ANDERSON (f/k/a Walieta Marie Gieseke), of Lamar County, Texas, and LILLY CLARA SPRUILL, of Dallas County, Texas (collectively referred to herein as "Grantor"), not joined herein by respective spouses, if any, because the herein described and conveyed property constitutes all or part of their respective sole and separate property and estate, for and consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, and the further consideration of mutual covenants, promises, and conditions of agreement and in settlement and distribution between all the lawful heirs, devisees, and legatees of the Estate of Walieta K. Anderson, AKA Walieta Marie Koemel Anderson, Deceased, in Cause No. 257958, Probate Court No. 2, Harris County, Texas, the receipt and sufficiency of which are acknowledged by Grantor, have GIVEN, GRANTED, ASSIGNED, and CONVEYED, and by these presents do GIVE, GRANT, ASSIGN, and CONVEY, to ROY CLARK ANDERSON JR., of Atascosa County, Texas, whose mailing address is P.O. Box 307, Charlotte, Texas 78011 (referred to herein as "Grantee"), all of Grantor's rights, titles, interests, and claims in and to the following described real property, including improvements ("TRACT I" and "TRACT II"), situated in Atascosa County, Texas, to-wit:

TRACT I: SURFACE ESTATE ONLY IN AND TO -

BEING 84.50 ACRES OF LAND MORE OR LESS; 78.40 ACRES OUT OF ANSON G. NEAL SURVEY NO. 266, ABSTRACT NO. 643 AND 6.10 ACRES OF THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO.

690, ATASCOSA COUNTY, TEXAS AND OUT OF A 200 ACRE TRACT OF LAND RECORDED VOLUME 383, PAGE 467, DEED RECORDS, ATASCOSA COUNTY, TEXAS. SAID 84.50 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOOK
14 PAGE 331

BEGINNING at an 1/2" iron pin set in a fence line on the northwest line of the abandoned S. A. U. & G. R. R. for southwest corner of this tract. Said southwest corner being N 34° 29' 00" E, 1507.96 feet from the southwest corner of the 200 acre tract.

THENCE N 55° 31' 00" W, 2393.92 feet to an 1/2" iron pin set for the northwest corner of this tract.

THENCE with the north line of this tract the following courses:

N 74° 08' 00" E, 3432.50 feet to an 1/2" iron pin set.
N 15° 30' 00" W, 397.60 feet to an 1/2" iron pin set.
N 73° 50' 00" E, 801.44 feet to an 1/2" iron pin set in the northwest line of the abandoned S. A. U. & G. R. R. for the southeast corner of this tract.

THENCE S 34° 29' 00" W, 3518.28 feet with a fence line and the northwest line of the abandoned S. A. U. & G. R. R. to the POINT OF BEGINNING.

TRACT II: SURFACE ESTATE ONLY IN AND TO -

BEING 8.08 ACRES OF LAND MORE OR LESS; 5.58 ACRES OUT OF THE ANSON G. NEAL SURVEY NO. 266, ABSTRACT NO. 643 AND 2.50 ACRES OF THE J. POITEVENT SURVEY NO. 3, ABSTRACT NO. 690, ATASCOSA COUNTY, TEXAS AND BEING A PART OF THE ABANDONED S. A. U. & G. R. R.. SAID 8.08 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an 1/2" iron pin set in a fence line on the northwest line of the abandoned S. A. U. & G. R. R. for the northwest corner of this tract. Said northwest corner being N 29° 00" E, 1507.96 feet from the southwest corner of the 200 tract of land recorded in Volume 383, Page 467, Deed Records, Atascosa County, Texas.

THENCE N 34° 29' 00" E, 3518.28 feet with a fence line and the northwest line of the abandoned S. A. U. & G. R. R. to an 1/2" iron pin set for the northeast corner of this tract.

THENCE S 55° 31' 00" E, 100.00 feet to a point on the southeast line of the abandoned S. A. U. & G. R. R. and the northwest line of State Highway No. 97 for the southeast corner of this tract.

THENCE S 34° 29' 00" W, 3518.28 feet with the southeast line of the abandoned S. A. U. & G. R. R. and the northwest State Highway No. 97 to a point for the southwest corner of this tract.

THENCE N 55° 31' 00" W, 100.00 feet to the POINT OF BEGINNING;

and being the same property as Tract I and Tract II in Partition Deed dated April 1, 1994, by and between John E. Koemel Jr. and Vivian Sue Little, Individually and Independent Co-Executrix of the Estate of Wallieta Marie Anderson, a/k/a Wallieta Marie Koemel Anderson, Deceased, et al, recorded in Book 7, Page 35, at seq., Official

BOOK 14 PAGE 332

Public Records, Atascosa County, Texas.

HOWEVER, GRANTOR SAVES, EXCEPTS, AND RESERVES unto themselves, and their heirs, personal representatives, executors, administrators, successors, and assigns, all of Grantor's rights, titles, interests, and claims in and to and of and from all the oil, gas and other minerals and/or royalties of every kind and character, whether similar or dissimilar, known or unknown, in, on, and under and which may be discovered, mined, produced, saved, and recovered from the above-described real property, or any portion thereof, whether by wells, bores, shafts, tunnels, pits, mines, mills, or any method and process whatsoever, including, but not limited to, coal, lignite, uranium and other fissionable minerals, ores, metals, materials, and associated liquid and gaseous hydrocarbons, together with all necessary and convenient easements for the purposes of exploring, prospecting, drilling, mining, processing, milling, operating, producing, saving, transporting, storing, treating, and owing the same.

This conveyance is accepted and expressly made subject to all instruments, including oil, gas, and mineral and/or mining leases, reservations, royalties and/or conveyances, of record affecting the above described tracts in the public records relating to real property in Atascosa County, Texas, and all apparent and visible unrecorded easements and rights-of-way affecting the above described tracts, and any obligations or restrictions imposed on the above described tracts by any governmental authority.

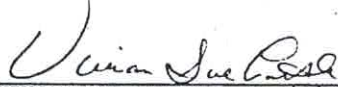
TO HAVE AND TO HOLD TRACT I and TRACT II, together with all and singular the rights and appurtenances belonging in any way to TRACT I and TRACT II, to Grantee, ROY CLARK ANDERSON JR., his heirs, personal representatives, successors, and assigns forever, and Grantor binds themselves and their heirs, personal representatives, successors, and assigns to warrant and forever defend all and singular TRACT I and TRACT II to Grantee and his heirs, personal representatives, successors, and assigns against every person lawfully claiming or to claim all or any part of TRACT

I and TRACT II, subject to matters designated herein.

Notwithstanding anything to the contrary, the warranty of title contained in this instrument, or any instrument collateral or executed in conjunction herewith, or arising by law, equity, or otherwise (expressed or implied) shall not extend to or cover all or any portion of TRACT IV, or any area that could possibly be abandoned S. A. U. & G. R. R. land or right-of-way premises adjoining, adjacent to, or wholly encompassed within the boundaries of the above-described tract.

EXECUTED on the 19TH day of AUGUST, 1994.

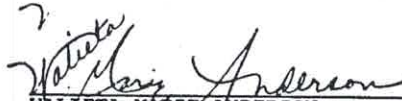
GRANTOR:



VIVIAN SUE LITTLE, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson



MARY CLARA DOUGHERTY, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson



WALIETA MARIE ANDERSON
(f/k/a Walieta Marie Gieseke)



SHARON ANN PAGE



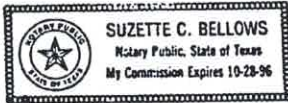
LILLY CLARA SPRUILL

-4-

BOOK 14 PAGE 334

THE STATE OF TEXAS §
§§
COUNTY OF LIVE OAK §

This instrument was acknowledged before me on the 19TH day of AUGUST, 1994, by VIVIAN SUE LITTLE, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson, Deceased.



Suzette C. Bellows
Notary Public in and for
the State of Texas
Printed Name: Suzette C. Bellows
Commission Expires: 10/28/96

THE STATE OF TEXAS §
§§
COUNTY OF LIVE OAK §

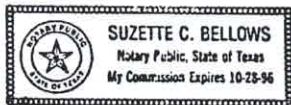
This instrument was acknowledged before me on the 19TH day of AUGUST, 1994, by MARY CLARA DOUGHERTY, Individually and Independent Co-Executrix of the Estate of Walieta Marie Anderson, a/k/a Walieta Marie Koemel Anderson, Deceased.



Suzette C. Bellows
Notary Public in and for
the State of Texas
Printed Name: Suzette C. Bellows
Commission Expires: 10/28/96

THE STATE OF TEXAS §
§§
COUNTY OF LIVE OAK §

This instrument was acknowledged before me on the 19TH day of AUGUST, 1994, by WALIETA MARIE ANDERSON (f/k/a Walieta Marie Gieseke).



Suzette C. Bellows
Notary Public in and for
the State of Texas
Printed Name: Suzette C. Bellows
Commission Expires: 10/28/96

3455

FILED FOR RECORD

94 AUG 24 AM 10:16

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK

BY: *Laquita Hayden* DEPUTY

#1700
Pd.

<p>VIVIAN SUE LITTLE, INDIVIDUALLY AND INDEPENDENT CO-EXECUTRIX OF THE ESTATE OF WALIETA MARIE ANDERSON, a/k/a WALIETA MARIE KOEMEL ANDERSON, <u>et al.</u> TO ROY CLARK ANDERSON, JR.</p>
<p>DEED</p>
<p>R. D. BELLOWS LAW OFFICE 501 N. Harborth Ave, Suite "C" P. O. Box 1047 Three Rivers, TX 78071</p>

Ret.
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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
Aug 25, 1994
LAQUITA HAYDEN

COUNTY CLERK Atascosa County, Texas

By: *B. J. Jernier* Deputy

BOOK 14 PAGE 336