

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 8, 2019

Grantor: CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE TRUST (as to a 1/3rd undivided interest); BARBARA ANNE COWARD PRICE aka BARBARA ANN COWARD PRICE (as to a 1/9th undivided interest); CLYDE PHILIP COWARD (as to a 1/9th undivided interest); NANCY COWARD BREUNICH (as to a 1/9th undivided interest); GAIL ELAINE COWARD MALMSTROM (as to a 1/12th undivided interest); WANDA DIANE COWARD WINKELMANN (as to a 1/12th undivided interest); MARK TRAVIS COWARD (as to a 1/12th undivided interest); and LINDA ROSE COWARD URIARTE (as to a 1/12th undivided interest); each owning, occupying and claiming other property as homestead.

Grantor's Mailing Address (including county): 5629 Republic of Texas Blvd.
Austin, Texas
78735

Grantee: DAVID LUNA, JR. and NICHOLAS D. LUNA

Grantee's Mailing Address (including county): P.O. Box 661, Charlotte,
Atascosa County, Texas 78011

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees herein of their one certain promissory note in the principal sum of TWO HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$234,000.00), payable to the order of CAPITAL FARM CREDIT FLCA, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust to BEN R. NOVOSAD, as Trustee.

Property (including any improvements):

BEING 76.043 acres of land, more or less, and having approximately 74.062 acres out of the El Paso Irrigation Company Survey No. 91, Abstract No. 239, and having approximately 1.982 acres out of the G.W. Brown Survey No. 66, Abstract No. 966, said 76.043 acres being out of that 211.302 acre tract described in a General Warranty Deed for Minerals recorded in Document No. 178202, Official Public Records of Atascosa County, Texas, said 76.043 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

For each Grantor, their respective heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals, owned by each such Grantor(s), in and under and that may be produced from the Property, together with all rights and benefits appurtenant thereto, including, without limitation: (i) the right of ingress and egress for the purposes of exploring, drilling, producing, and marketing said oil, gas, and other minerals, including, but not limited to, the right to use all or any part of the surface of the Property as may be necessary or convenient for Grantor's use and development of the mineral estate reserved herein; (ii) the right to lease Grantor's interest in the minerals (the executive rights); (iii) the right to receive bonus payments; (iv) the right to receive delay rentals; and (v) the right to receive royalty. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation includes a reservation, in favor of each respective Grantor, of any and all future and reversionary interests in the oil, gas, and other minerals that each such Grantor(s) is/are currently entitled to, and/or those that may be otherwise associated with their interest(s) in the mineral estate in, on, or under the Property.

Exceptions to Conveyance and Warranty:

1. This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Atascosa

CIT 4300071801057NW

GAIL ELAINE COWARD MALMSTROM

Wanda Diane Coward Winkelmann
WANDA DIANE COWARD WINKELMANN

MARK TRAVIS COWARD

Linda Rose Coward Uriarte
LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by BARBARA ANNE COWARD PRICE.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CLYDE PHILIP COWARD.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by NANCY COWARD BREUNICH.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

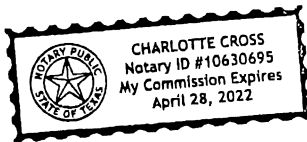
This instrument was acknowledged before me on the _____ day of _____, 2019,
by GAIL ELAINE COWARD MALMSTROM.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 8 day of February, 2019,
by WANDA DIANE COWARD WINKELMANN.



Charlotte Cross

Notary Public, State of Texas
Notary's name (printed): Charlotte Cross
Notary's commission expires: 4/28/22

(Acknowledgment)

STATE OF _____
COUNTY OF _____

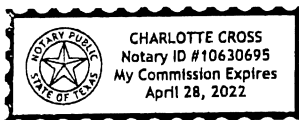
This instrument was acknowledged before me on the _____ day of _____, 2019,
by MARK TRAVIS COWARD.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 8 day of February, 2019,
by LINDA ROSE COWARD URIARTE.



Charlotte Cross

Notary Public, State of Texas
Notary's name (printed): Charlotte Cross
Notary's commission expires: 4/28/22

AFTER RECORDING RETURN TO:

Chicago Title of Texas, LLC
17116 IH 38, Ste. 125
Schertz, Texas 78164

PREPARED IN THE LAW OFFICES OF:
BECK & BECK
4940 Broadway, Suite 315
San Antonio, Texas 78209

- same may still be in force and effect, shown of record in the office of the County Clerk of Atascosa County, Texas.
2. Taxes and assessments by any taxing authority for the year 2019 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to land usage or ownership.
 3. Terms and conditions of that certain Oil, Gas and Mineral Lease dated March 2, 1954, executed by I.A. Coward et ux to Jack T. Bowman, recorded in Vol. 232, Page 413 of the Deed Records of Atascosa County, Texas.
 4. Terms and conditions of that certain Oil, Gas and Mineral Lease dated April 29, 1957, executed by Allie McKinnon Coward and I.A. Coward to F. Earle Scheig, recorded in Vol. 258, Page 557 of the Deed Records of Atascosa County, Texas.
 5. Terms and conditions of that certain Deed dated October 23, 1974 executed by Isham A. Coward et al to the State of Texas, recorded at Vol. 409, Page 117 of the Deed Records of Atascosa County, Texas.
 6. Easement dated October 23, 1974 executed by Mrs. I.A. Coward to the State of Texas, recorded in Vol. 409, Page 120 of the Deed Records of Atascosa County, Texas.
 7. Terms and conditions of that certain Oil, Gas and Mineral Lease dated June 21, 1990, executed by Isham A. Coward to Bloemer Oil & Gas Company, recorded in Vol. 827, Page 601 of the Deed Records of Atascosa County, Texas.
 8. Terms and conditions of that certain Oil, Gas and Mineral Lease dated July 22, 1990, executed by Jean Coward to Bloemer Oil & Gas Company, recorded in Vol. 830, Page 822 fo the Deed Records of Atascosa County Texas.
 9. Terms and conditions of that certain mineral and/or royalty interest conveyed in General Warranty Deed for Minerals dated March 21, 2017 executed by Clyde Philip Coward to Coward & Coward Holdings LLC, recorded at Clerk's File No. 178201 of the Official Public Records of Atascosa County, Texas.
 10. Terms and conditions of that certain mineral and/or royalty interest conveyed in General Warranty Deed for Minerals dated March 22, 2017 executed by Barbara Anne Coward Price to McKinnon Coward Price LLC, recorded at Clerk's File No. 178202 of the Official Public Records of Atascosa County, Texas.
 11. Subject to the rights and claims of and against any and all co-tenants in the Property including but not limited to partition, owelty and contribution.
 12. Protrusion of fence beyond the east and west property lines, inset of fence on the north property line and location of overhead electric, electric meter and water meter as shown on survey dated January 4, 2019 prepared by Mark J. Ewald, RPLS #5095.
 13. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; Rights of parties in possession; Visible or apparent easements and/or rights-of-way on, over, under, or across the Property; and/or Any rules, regulations, requirements, and/or orders affecting the Property as issued by Atascosa County, TCEQ, and/or the National Flood Administration.

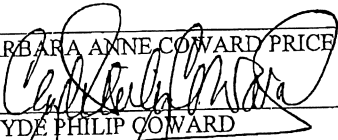
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sell, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

CAPITAL FARM CREDIT, FLCA, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of CAPITAL FARM CREDIT, FLCA, and the same are hereby TRANSFERRED and ASSIGNED to CAPITAL FARM CREDIT, FLCA, without recourse on Grantor.

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

 CAROL S. RANGNOW, as Trustee of the
 TRAVIS M. SINGLETON FAMILY
 IRREVOCABLE TRUST

 BARBARA ANNE COWARD PRICE

 CLYDE PHILIP COWARD

 NANCY COWARD BREUNICH

GAIL ELAINE COWARD MALMSTROM

WANDA DIANE COWARD WINKELMANN

MARK TRAVIS COWARD

LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

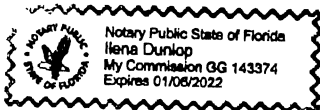
This instrument was acknowledged before me on the _____ day of _____, 2019,
by BARBARA ANNE COWARD PRICE.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF Florida
COUNTY OF Orange

This instrument was acknowledged before me on the 8 day of February, 2019,
by CLYDE PHILIP COWARD.



Ilana Dunlop

Notary Public, State of Florida
Notary's name (printed): Ilana Dunlop
Notary's commission expires: 1-6-22

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by NANCY COWARD BREUNICH.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

GAIL ELAINE COWARD MALMSTROM

WANDA DIANE COWARD WINKELMANN



MARK TRAVIS COWARD

LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by BARBARA ANNE COWARD PRICE.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CLYDE PHILIP COWARD.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by NANCY COWARD BREUNICH.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by GAIL ELAINE COWARD MALMSTROM.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____


This instrument was acknowledged before me on the _____ day of _____, 2019,
by WANDA DIANE COWARD WINKELMANN.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

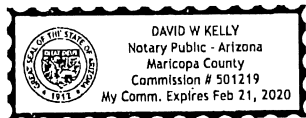
(Acknowledgment)

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me on the 8 day of FEB, 2019,
by MARK TRAVIS COWARD.



Notary Public, State of ARIZONA
Notary's name (printed): DAVID W KELLY
Notary's commission expires: 2-21-20



(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by LINDA ROSE COWARD URIARTE.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:

Chicago Title of Texas, LLC
17115 IH 35, Ste. 126
Schertz, Texas 78154

PREPARED IN THE LAW OFFICES OF:

BECK & BECK
4940 Broadway, Suite 315
San Antonio, Texas 78209

Gail Elaine Coward Malmstrom
GAIL ELAINE COWARD MALMSTROM

WANDA DIANE COWARD WINKELMANN

MARK TRAVIS COWARD

LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by BARBARA ANNE COWARD PRICE.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CLYDE PHILIP COWARD.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF _____
COUNTY OF _____

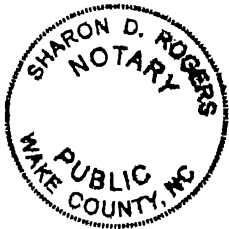
This instrument was acknowledged before me on the _____ day of _____, 2019,
by NANCY COWARD BREUNICH.

Notary Public, State of _____
Notary's name (printed):
Notary's commission expires:

(Acknowledgment)

STATE OF North Carolina
COUNTY OF Wake

This instrument was acknowledged before me on the 8th day of February, 2019,
by GAIL ELAINE COWARD MALMSTROM.



Sharon D. Rogers
Notary Public, State of North Carolina
Notary's name (printed): Sharon D. Rogers
Notary's commission expires: 11-13-2024

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by WANDA DIANE COWARD WINKELMANN.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by MARK TRAVIS COWARD.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by LINDA ROSE COWARD URIARTE.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

AFTER RECORDING RETURN TO:

Chicago Title of Texas, LLC
17115 IH 35, Ste. 125
Schertz, Texas 78154

PREPARED IN THE LAW OFFICES OF:

BECK & BECK
4940 Broadway, Suite 315
San Antonio, Texas 78209

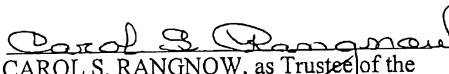
- same may still be in force and effect, shown of record in the office of the County Clerk of Atascosa County, Texas.
2. Taxes and assessments by any taxing authority for the year 2019 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to land usage or ownership.
 3. Terms and conditions of that certain Oil, Gas and Mineral Lease dated March 2, 1954, executed by I.A. Coward et ux to Jack T. Bowman, recorded in Vol. 232, Page 413 of the Deed Records of Atascosa County, Texas.
 4. Terms and conditions of that certain Oil, Gas and Mineral Lease dated April 29, 1957, executed by Allie McKinnon Coward and I.A. Coward to F. Earle Scheig, recorded in Vol. 258, Page 557 of the Deed Records of Atascosa County, Texas.
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 6. Easement dated October 23, 1974 executed by Mrs. I.A. Coward to the State of Texas, recorded in Vol. 409, Page 120 of the Deed Records of Atascosa County, Texas.
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 11. Subject to the rights and claims of and against any and all co-tenants in the Property including but not limited to partition, owelty and contribution.
 12. Protrusion of fence beyond the east and west property lines, inset of fence on the north property line and location of overhead electric, electric meter and water meter as shown on survey dated January 4, 2019 prepared by Mark J. Ewald, RPLS #5095.
 13. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; Rights of parties in possession; Visible or apparent easements and/or rights-of-way on, over, under, or across the Property; and/or Any rules, regulations, requirements, and/or orders affecting the Property as issued by Atascosa County, TCEQ, and/or the National Flood Administration.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sell, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

CAPITAL FARM CREDIT, FLCA, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of CAPITAL FARM CREDIT, FLCA, and the same are hereby TRANSFERRED and ASSIGNED to CAPITAL FARM CREDIT, FLCA, without recourse on Grantor.

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


 CAROL S. RANGNOW, as Trustee of the
 TRAVIS M. SINGLETON FAMILY
 IRREVOCABLE TRUST

 BARBARA ANNE COWARD PRICE

 CLYDE PHILIP COWARD

 NANCY COWARD BREUNICH

GAIL ELAINE COWARD MALMSTROM

WANDA DIANE COWARD WINKELMANN

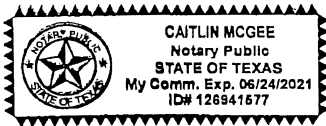
MARK TRAVIS COWARD

LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF Texas
COUNTY OF Guadalupe

This instrument was acknowledged before me on the 8 day of February, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.



Caitlin McGee

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by BARBARA ANNE COWARD PRICE.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CLYDE PHILIP COWARD.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by NANCY COWARD BREUNICH.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

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WARRANTY DEED WITH VENDOR'S LIEN

Date: February 8, 2019

Grantor: CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE TRUST (as to a 1/3rd undivided interest); BARBARA ANNE COWARD PRICE aka BARBARA ANN COWARD PRICE (as to a 1/9th undivided interest); CLYDE PHILIP COWARD (as to a 1/9th undivided interest); NANCY COWARD BREUNICH (as to a 1/9th undivided interest); GAIL ELAINE COWARD MALMSTROM (as to a 1/12th undivided interest); WANDA DIANE COWARD WINKELMANN (as to a 1/12th undivided interest); MARK TRAVIS COWARD (as to a 1/12th undivided interest); and LINDA ROSE COWARD URIARTE (as to a 1/12th undivided interest); each owning, occupying and claiming other property as homestead.

Grantor's Mailing Address (including county): c/o Barbara Anne Coward Price
4917 Tulip Lane, Matthews,
Union County, North Carolina 28104

Grantee: DAVID LUNA, JR. and NICHOLAS D. LUNA

Grantee's Mailing Address (including county): P.O. Box 661, Charlotte,
Atascosa County, Texas 78011

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees herein of their one certain promissory note in the principal sum of TWO HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$234,000.00), payable to the order of CAPITAL FARM CREDIT FLCA, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust to BEN R. NOVOSAD, as Trustee.

Property (including any improvements):

BEING 76.043 acres of land, more or less, and having approximately 74.062 acres out of the El Paso Irrigation Company Survey No. 91, Abstract No. 239, and having approximately 1,982 acres out of the G.W. Brown Survey No. 66, Abstract No. 966, said 76.043 acres being out of that 211.302 acre tract described in a General Warranty Deed for Minerals recorded in Document No. 178202, Official Public Records of Atascosa County, Texas, said 76.043 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:

For each Grantor, their respective heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals, owned by each such Grantor(s), in and under and that may be produced from the Property, together with all rights and benefits appurtenant thereto, including, without limitation: (i) the right of ingress and egress for the purposes of exploring, drilling, producing, and marketing said oil, gas, and other minerals, including, but not limited to, the right to use all or any part of the surface of the Property as may be necessary or convenient for Grantor's use and development of the mineral estate reserved herein; (ii) the right to lease Grantor's interest in the minerals (the executive rights); (iii) the right to receive bonus payments; (iv) the right to receive delay rentals; and (v) the right to receive royalty. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation includes a reservation, in favor of each respective Grantor, of any and all future and reversionary interests in the oil, gas, and other minerals that each such Grantor(s) is/are currently entitled to, and/or those that may be otherwise associated with their interest(s) in the mineral estate in, on, or under the Property.

Exceptions to Conveyance and Warranty:

1. This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: February 8, 2019

Grantor: CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE TRUST (as to a 1/3rd undivided interest); BARBARA ANNE COWARD PRICE aka BARBARA ANN COWARD PRICE (as to a 1/9th undivided interest); CLYDE PHILIP COWARD (as to a 1/9th undivided interest); NANCY COWARD BREUNICH (as to a 1/9th undivided interest); GAIL ELAINE COWARD MALMSTROM (as to a 1/12th undivided interest); WANDA DIANE COWARD WINKELMANN (as to a 1/12th undivided interest); MARK TRAVIS COWARD (as to a 1/12th undivided interest); and LINDA ROSE COWARD URIARTE (as to a 1/12th undivided interest); each owning, occupying and claiming other property as homestead.

Grantor's Mailing Address (including county): c/o Nancy Coward Breunich
200 Paradise Hills Circle, Mooresville
Iredell County, North Carolina 28115

Grantee: DAVID LUNA, JR. and NICHOLAS D. LUNA

Grantee's Mailing Address (including county): P.O. Box 661, Charlotte,
Atascosa County, Texas 78011

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by Grantees herein of their one certain promissory note in the principal sum of TWO HUNDRED THIRTY-FOUR THOUSAND AND NO/100 DOLLARS (\$234,000.00), payable to the order of CAPITAL FARM CREDIT FLCA, as therein provided and bearing interest at the rate therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust to BEN R. NOVOSAD, as Trustee.

Property (including any improvements):
BEING 76.043 acres of land, more or less, and having approximately 74.062 acres out of the El Paso Irrigation Company Survey No. 91, Abstract No. 239, and having approximately 1.982 acres out of the G.W. Brown Survey No. 66, Abstract No. 966, said 76.043 acres being out of that 211.302 acre tract described in a General Warranty Deed for Minerals recorded in Document No. 178202, Official Public Records of Atascosa County, Texas, said 76.043 acres being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance:
For each Grantor, their respective heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals, owned by each such Grantor(s), in and under and that may be produced from the Property, together with all rights and benefits appurtenant thereto, including, without limitation: (i) the right of ingress and egress for the purposes of exploring, drilling, producing, and marketing said oil, gas, and other minerals, including, but not limited to, the right to use all or any part of the surface of the Property as may be necessary or convenient for Grantor's use and development of the mineral estate reserved herein; (ii) the right to lease Grantor's interest in the minerals (the executive rights); (iii) the right to receive bonus payments; (iv) the right to receive delay rentals; and (v) the right to receive royalty. If the mineral estate is subject to existing production or an existing lease, then this reservation shall include the production, the lease, and all benefits therefrom. This reservation includes a reservation, in favor of each respective Grantor, of any and all future and reversionary interests in the oil, gas, and other minerals that each such Grantor(s) is/are currently entitled to, and/or those that may be otherwise associated with their interest(s) in the mineral estate in, on, or under the Property.

Exceptions to Conveyance and Warranty:
1. This conveyance is made and accepted subject to any and all conditions, restrictions, and easements, if any, relating to the hereinabove-described property, to the extent, and only to the extent, that the

same may still be in force and effect, shown of record in the office of the County Clerk of Atascosa County, Texas.

2. Taxes and assessments by any taxing authority for the year 2019 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to land usage or ownership.
3. Terms and conditions of that certain Oil, Gas and Mineral Lease dated March 2, 1954, executed by I.A. Coward et ux to Jack T. Bowman, recorded in Vol. 232, Page 413 of the Deed Records of Atascosa County, Texas.
4. Terms and conditions of that certain Oil, Gas and Mineral Lease dated April 29, 1957, executed by Allie McKinnon Coward and I.A. Coward to F. Earle Scheig, recorded in Vol. 258, Page 557 of the Deed Records of Atascosa County, Texas.
5. Terms and conditions of that certain Deed dated October 23, 1974 executed by Isham A. Coward et al to the State of Texas, recorded at Vol. 409, Page 117 of the Deed Records of Atascosa County, Texas.
6. Easement dated October 23, 1974 executed by Mrs. I.A. Coward to the State of Texas, recorded in Vol. 409, Page 120 of the Deed Records of Atascosa County, Texas.
7. Terms and conditions of that certain Oil, Gas and Mineral Lease dated June 21, 1990, executed by Isham A. Coward to Bloemer Oil & Gas Company, recorded in Vol. 827, Page 601 of the Deed Records of Atascosa County, Texas.
8. Terms and conditions of that certain Oil, Gas and Mineral Lease dated July 22, 1990, executed by Jean Coward to Bloemer Oil & Gas Company, recorded in Vol. 830, Page 822 of the Deed Records of Atascosa County, Texas.
9. Terms and conditions of that certain mineral and/or royalty interest conveyed in General Warranty Deed for Minerals dated March 21, 2017 executed by Clyde Philip Coward to Coward & Coward Holdings LLC, recorded at Clerk's File No. 178201 of the Official Public Records of Atascosa County, Texas.
10. Terms and conditions of that certain mineral and/or royalty interest conveyed in General Warranty Deed for Minerals dated March 22, 2017 executed by Barbara Anne Coward Price to McKinnon Coward Price LLC, recorded at Clerk's File No. 178202 of the Official Public Records of Atascosa County, Texas.
11. Subject to the rights and claims of and against any and all co-tenants in the Property including but not limited to partition, owelty and contribution.
12. Protrusion of fence beyond the east and west property lines, inset of fence on the north property line and location of overhead electric, electric meter and water meter as shown on survey dated January 4, 2019 prepared by Mark J. Ewald, RPLS #5095.
13. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; Rights of parties in possession; Visible or apparent easements and/or rights-of-way on, over, under, or across the Property; and/or Any rules, regulations, requirements, and/or orders affecting the Property as issued by Atascosa County, TCEQ, and/or the National Flood Administration.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sell, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

CAPITAL FARM CREDIT, FLCA, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of CAPITAL FARM CREDIT, FLCA, and the same are hereby TRANSFERRED and ASSIGNED to CAPITAL FARM CREDIT, FLCA, without recourse on Grantor.

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

CAROL S. RANGNOW, as Trustee of the
TRAVIS M. SINGLETON FAMILY
IRREVOCABLE TRUST


BARBARA ANNE COWARD PRICE

CLYDE PHILIP COWARD

NANCY COWARD BREUNICH

- same may still be in force and effect, shown of record in the office of the County Clerk of Atascosa County, Texas.
2. Taxes and assessments by any taxing authority for the year 2019 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to land usage or ownership.
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 11. Subject to the rights and claims of and against any and all co-tenants in the Property including but not limited to partition, owelty and contribution.
 12. Protrusion of fence beyond the east and west property lines, inset of fence on the north property line and location of overhead electric, electric meter and water meter as shown on survey dated January 4, 2019 prepared by Mark J. Ewald, RPLS #5095.
 13. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; Rights of parties in possession; Visible or apparent easements and/or rights-of-way on, over, under, or across the Property; and/or Any rules, regulations, requirements, and/or orders affecting the Property as issued by Atascosa County, TCEQ, and/or the National Flood Administration.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sell, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and 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 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

CAPITAL FARM CREDIT, FLCA, at the instance and request of the Grantee herein, having advanced and paid cash to Grantor herein that portion of the purchase price of the herein described property as is evidenced by the herein described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of CAPITAL FARM CREDIT, FLCA, and the same are hereby TRANSFERRED and ASSIGNED to CAPITAL FARM CREDIT, FLCA, without recourse on Grantor.

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

 CAROL S. RANGNOW, as Trustee of the
 TRAVIS M. SINGLETON FAMILY
 IRREVOCABLE TRUST

 BARBARA ANNE COWARD PRICE

 CLYDE PHILIP COWARD


 NANCY COWARD BREUNICH

GAIL ELAINE COWARD MALMSTROM

WANDA DIANE COWARD WINKELMANN

MARK TRAVIS COWARD

LINDA ROSE COWARD URIARTE

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CAROL S. RANGNOW, as Trustee of the TRAVIS M. SINGLETON FAMILY IRREVOCABLE
TRUST, on behalf of said trust.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF NC
COUNTY OF Mecklenburg

This instrument was acknowledged before me on the 8th day of February, 2019,
by BARBARA ANNE COWARD PRICE.

ANGELA ROUX
Notary Public, North Carolina
Cabarrus County
My Commission Expires
March 21, 2023

Angela Roux
Notary Public, State of NC
Notary's name (printed): Angela Roux
Notary's commission expires: March 21, 2023

(Acknowledgment)

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2019,
by CLYDE PHILIP COWARD.

Notary Public, State of _____
Notary's name (printed): _____
Notary's commission expires: _____

(Acknowledgment)

STATE OF NC
COUNTY OF Mecklenburg

This instrument was acknowledged before me on the 8th day of February, 2019,
by NANCY COWARD BREUNICH.

ANGELA ROUX
Notary Public, North Carolina
Cabarrus County
My Commission Expires
March 21, 2023

Angela Roux
Notary Public, State of NC
Notary's name (printed): Angela Roux
Notary's commission expires: March 21, 2023

EXHIBIT A

Being 76.043 acres of land, more or less, and having approximately 74.062 acres out of the El Paso Irrigation Co. Survey No. 91, Abstract No. 239, and having approximately 1.982 acres out of the G. W. Brown Survey No. 66, Abstract No. 966, Atascosa County, Texas, said 76.043 acres being out of that 211.302 acre tract recorded in a General Warranty Deed for Minerals recorded in Document No. 178202, Official Public Records; Atascosa County, Texas, said 76.043 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found (monument of record dignity) for the upper southeast corner of said 211.302 acres, same being the southwest corner of the Davis McCrary Property Trust 318.26 acres (Document No. 167563) and on the North fenced line of C.R. 300, same also being on the North boundary of the Horace E. Harlan, et ux 321.78 acres (Volume 280, Page 449) and the **POINT OF COMMENCEMENT**;

THENCE along the lines common to said 211.302 acres and said Harlan 321.78 acres, the following courses and distances:

South 89 degrees 16 minutes 49 seconds West (called South 89 degrees 25 minutes 49 seconds West), a distance of 406.22 feet (called 405.96 feet) to a 5/8 inch iron rod found for an interior corner of said 211.302 acres, same being the northwest corner of said Harlan 321.78 acres;

South 00 degrees 43 minutes 07 seconds East (called South 00 degrees 22 minutes 59 seconds East), a distance of 70.50 feet to a point, from which the center of a Cedar Post found on the fenced South line of said C.R. 300 bears, South 49 degrees 28 minutes 01 seconds East, 1.07 feet, said point being the northeast corner of this 76.043 acres, same being the **POINT OF BEGINNING**;

THENCE continuing along the line common to said 211.302 acres, said Harlan 321.78 acres and this 76.043 acres, South 00 degrees 43 minutes 07 seconds East (called South 00 degrees 33 minutes 59 seconds East), a distance of 2591.36 feet to a creosote wood post found (monument of record dignity) for the southeast corner of this 76.043 acres, same being the southeast corner of said 211.302 acres and the southwest corner of said Harlan 321.78 acres, same also being on the North boundary of the J.F. Chupick, et ux 40 acres (Volume 383, Page 156);

THENCE along the line common to this 76.043 acres and said Chupick 40 acres, South 89 degrees 26 minutes 07 seconds West (called South 89 degrees 32 minutes 07 seconds West), a distance of 897.70 feet (called 898.61 feet) to a Wood Post found for the southwest corner of this 76.043 acres, same being an angle corner on the East boundary of La Parita HBIC Series LLC 129 acres (Document No. 166996);

THENCE along the lines common to this 76.043 acres and said La Parita 129 acres, the following courses and distances:

North 00 degrees 48 minutes 44 seconds West (called North 00 degrees 38 minutes 59 seconds West), at a distance of 347.61 feet pass a 5/8 inch iron rod found to the left 0.48 feet, and continuing for a total distance of 1749.25 feet (called 1749.72 feet) to a 1/2 inch iron rod found for an angle corner;

South 87 degrees 48 minutes 55 seconds West (called South 87 degrees 53 minutes 09 seconds West), a distance of 301.95 feet (called 300.21 feet) to a Wood Post found for an angle corner;

North 00 degrees 58 minutes 29 seconds West (called North 00 degrees 52 minutes 15 seconds West), a distance of 1739.27 feet (called 1740.08 feet) to a 1/2 inch iron rod found, from which a 5/8 inch iron rod found bears, North 01 degrees 06 minutes 01 seconds West, 48.59 feet, said 1/2 inch iron rod found being an angle corner;

South 89 degrees 01 minutes 37 seconds West (called South 89 degrees 11 minutes 49 seconds West), a distance of 305.86 feet (called 305.96 feet) to a point for an angle corner;

North 00 degrees 05 minutes 22 seconds West (called North 00 degrees 04 minutes 53 seconds West), at a distance of 87.37 feet pass a 5/8 inch iron rod found and continuing for a total distance of 330.70 feet (called 330.00 feet) to a 5/8 inch iron rod found for the lower northwest corner of this 76.043 acres, same being the lower northwest corner of said 211.302 acres, and the southwest corner of the Manuel Tijerina 10 acres (Document No. 161278);

THENCE along the line common to this 76.043 acres and said Tijerina 10 acres, North 89 degrees 59 minutes 39 seconds East (called North 89 degrees 50 minutes 22 seconds East), a distance of 121.68 feet to a point, from which the center of a Cedar Post bears, North 49 degrees 32 minutes 38 seconds East, 6.81 feet, said point being the upper northwest corner of this 76.043 acres, same being on the South fenced line of said C.R. 300;

THENCE departing the lower northwest line of and severing said 211.302 acres, South 49 degrees 28 minutes 01 seconds East, a distance of 1849.83 feet to the POINT OF BEGINNING, and containing 76.043 acres of land, more or less.

I hereby certify that these field notes were prepared from an actual survey made on the ground under my supervision and are true and correct to the best of my knowledge and belief. A survey plat of the above described tract prepared this day is hereby attached to and made a part hereof. Bearings shown herein are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

Mark J. Ewald

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095
January 4, 2018.



After Recording Return To:

Chicago Title of Texas, LLC
17116 IH 36, Ste. 126
Sehertz, Texas 78154

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Gonzales

Diane Gonzales, County Clerk
Atascosa County Texas

February 22, 2019 10 51 06 AM

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193991

WDVL

RECORD'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 black outs, additions and changes were present at the time the instrument was filed and recorded.