

WARRANTY DEED

Date: **January 15, 2002**

Grantor: **WENDELL J. FURNAS, owning, occupying and claiming other property as homestead and daughter, MARY C. FURNAS, a single woman**

Grantor's Mailing Address (including county): **746 ¹⁹ ~~18~~ ^{w. 8th} Street
Santa Monica, California 90402-3026
County, California**

Grantee: **COUNTY OF HIDALGO**

Grantee's Mailing Address (including county): **100 N. Clossner
Edinburg, Texas 78539
Hidalgo County, Texas**

Consideration: **Ten and NO/100 Dollars (\$10.00) and other valuable consideration**

Property (including any improvements): **A 20.01 acre tract (Map Record: 20.00 acres) of land being all of Lots 6 and 7, Block 15, SANTA CRUZ GARDENS UNIT NO. 2, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 8, Pages 28 and 29, Map Records, Hidalgo County, Texas, and according to Warranty Deed recorded in Volume 1151, Page 549, Deed of Gift recorded in Volume 1552, Page 276, and Deed of Gift Recorded in Volume 2851, Page 90, Deed Records, Hidalgo County, Texas, reference to which is here made for all purposes, and being more particularly described by metes and bounds as follows, to-wit:**

BEGINNING at a 60 penny nail set in the centerline of Ingle Road for the Southeast corner of Lot 5, the Southwest corner of Lot 6, and the Southwest corner of this tract.

THENCE; North 08 degrees 23 minutes East, along the West line of Lot 6, passing a 1/2 inch iron rod 24 inch in length with plastic cap stamped RRLS 4856 set at 30.00 feet for the North R.O.W. Line of Ingle Road, passing a 1/2 inch iron rod 24 inch in length with plastic cap stamped RRLS 4856 set at 1,442.10 feet for the South R.O.W. line of F.M. 2812, a total distance of 1,452.40 feet (Map Record: 1,452.00 feet) to a 60 penny nail set within the R.O.W. of F.M. 2812 for the Northeast corner of Lot 5, The Northwest corner of Lot 6 and the Northwest corner of this tract.

THENCE; South 81 degrees 37 minutes East, along the North line of Lots 6 and 7, a distance of 600.00 feet to a 60 penny nail set for the Northwest corner of Lot 8, the Northeast corner of Lot 7 and the Northeast corner of this tract.

THENCE; South 08 degrees 23 minutes West, along the East line of Lot 7, passing a 1/2 ' iron rod 24 inch in length with plastic cap stamped RRLS 4856 set at 30.00 feet for the South R.O.W. line of F.M. 2812, passing a 1/2 inch iron rod 24 inch in length with plastic cap stamped RRLS 4856 set at 1,422.40 feet for the North R.O.W. line Ingle Road, a total distance of 1,452.40 feet (Map Record: 1452.00 feet) to a 60 penny nail set in the Centerline of Ingle Road for the Southwest corner of Lot 8, the Southeast corner of Lot 7 and the Southeast corner of this tract.

THENCE; North 81 degrees 37 minutes West, along the South line of Lots 6 and 7 and the centerline of Ingle Road, a distance of 600.00 feet to the POINT OF BEGINNING.

Reservations from and Exceptions to Conveyance and Warranty:

- A. For Grantor and Grantor's heirs, successors and assigns forever, a reservation of all of the oil, gas and other minerals in and under, and that may be produced from the Property, not heretofore reserved and/or conveyed.**
- B. Blanket easements, rules, regulations and rights in favor of Santa Cruz Irrigation District No. 15 and easements and restrictions as shown on the recorded map of the above described subdivision.**
- C. Terms, stipulations and conditions contained in Oil, Gas and Mineral Lease executed by Santa Cruz Farms Co. to Magnolia Petroleum Company, dated March 15, 1944, recorded in Volume 54, Page 93, Oil and Gas Records of Hidalgo County, Texas.**
- D. All oil, gas and other minerals have been heretofore reserved by prior grantors except 1/8 of the usual and customary 1/8 royalty on said oil, gas and other minerals, said royalty interest being non-participating as to lease money, bonuses, delay rentals as set forth in Deed dated March 30, 1946, recorded in Volume 587, Page 445, Deed Records of Hidalgo County, Texas.**
- E. Visible and apparent easements on or across the property herein described.**

- F. Subject to the subdivision regulations of the County of Hidalgo and/or Ordinances or governmental regulations of the City in which the property may be located or holding extra-territorial jurisdiction of said property.
- G. Standby fees, taxes and assessments by any taxing authority for the year 2002, and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and 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 warranty.

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

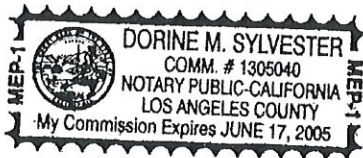
Wendell J. Furnas
 WENDELL J. FURNAS

Mary C. Furnas
 MARY C. FURNAS

(Acknowledgement)

STATE OF California
 COUNTY OF Los Angeles

This instrument was acknowledged before me on the 22nd day of January, 2002, by WENDELL J. FURNAS.

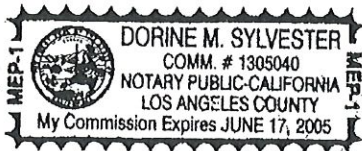


Dorine M. Sylvester
 Notary Public, State of ~~Texas~~ California
 Notary's name (printed):
 Dorine M. Sylvester
 Notary's commission expires: 6-17-05

(Acknowledgement)

STATE OF California
 COUNTY OF Los Angeles

This instrument was acknowledged before me on the 22nd day of January, 2002, by MARY C. FURNAS.



Dorine M. Sylvester
 Notary Public, State of ~~Texas~~ California
 Notary's name (printed):
 Dorine M. Sylvester
 Notary's commission expires: 6-17-05

AFTER RECORDING RETURN TO:
 COUNTY OF HIDALGO
 100 N. Closser
 Edinburg, Texas 78539

PREPARED IN THE LAW OFFICE OF:
 L.G. "JERRY" CANALES
 123B East McIntyre
 Edinburg, Texas 78539
 File No.: 76,202



Filed for Record in:
Hidalgo County, III
by J. D. Salinas, III
County Clerk

On: APR 24, 2002 at 10:58A

As a Recording

Document Number: 1075723
Total Fees : 16.00

Receipt Number - 415885
By,
Fio Chavez, Deputy