

Exceptions from title :

Title to any part of the hereinabove described property lying within the bounds of any alley, street, highway or public area.

- Visible and apparent easements whether or not of record.
- Order of Commissioners Court, Van Zandt County, Texas, dated May 26, 1987, recorded in Volume 1122, page 55, Real Records of Van Zandt County, Texas, establishing subdivision regulations, as amended by Order dated July 2, 1990, recorded in Volume 1205, page 751, Real Records of Van Zandt County, Texas, and as amended by Order dated November 13, 1995, and recorded in Volume 1365, page 312, Real Records of Van Zandt County, Texas.
- Revised Subdivision Regulations as set out in Order of Commissioners Court of Van Zandt County, Texas, dated November 24, 2009, filed December 11, 2009, recorded on Document No. 2009-010297.
- The Land has frontage or abuts St. Hwy. 110, which is a controlled access highway. This policy does not insure against the exercise of power by competent governmental authority to limit, control or deny access, ingress or egress to the Land from said highway or service road which the Land abuts, nor does it insure that the Insured has or shall continue to have access,

ingress or egress from such property to and from said highway and service road.

- Right of Way Deed from J. F. Crim and wife, O. Orela Crim, to Texas Power and Light Company dated February 17, 1930, recorded in Volume 208, page 41, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife, Orela Crim, to Texas Power and Light Company dated April 19, 1930, recorded under Clerk's File No. 8773, on May 22, 1930, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife, Orela Crim, to Texas Power and Light Company dated April 19, 1930, recorded in Volume 208, page 40, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife, Orela Crim, to The Pure Oil Company dated April 15, 1930, recorded in Volume 208, page 497, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife, Orela Crim, to United Gas Pipeline Company dated February 20, 1933, recorded in Volume 230, page 460, Deed Records of Van Zandt County, Texas.
- Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated June 9, 1927, by and between

J. F. Crim and wife, Orela Crim, as Lessor, and E. G. Lewis, as Lessee, recorded in Volume 10, Page 517, Oil and Gas Lease Records of Van Zandt County, Texas, as corrected by instrument dated May 29, 1930, recorded in Volume 214, page 308, Deed Records of Van Zandt County, Texas, and amended by instruments recorded in Volume 773, page 301, Volume 773, page 303, and Volume 773, page 305, Deed Records of Van Zandt County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest.

- Right of Way Deed from J. F. Crim and wife, Orela Crim, to The Pure Oil Company dated April 24, 1935, recorded in Volume 247, page 251, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife, Orela Crim, to Pure Oil Company dated August 16, 1939, recorded in Volume 274, page 295, Deed Records of Van Zandt County, Texas.
- Right of way Deed from J. F. Crim and wife, Orela Crim, to The Van Corporation dated August 2, 1960, recorded in Volume 510, page 267, Deed Records of Van Zandt County, Texas.
- Right of Way Deed from J. F. Crim and wife,

Orela Crim, to United Gas Pipeline Company dated March 30, 1967, recorded in Volume 652, page 115, Deed Records of Van Zandt County, Texas.

- Right of Way Deed from Danny P. Crim to Union Oil Company of California, dated October 5, 2011, recorded on Document No. 2011-008345, Real Records of Van Zandt County, Texas.
- Coal, lignite, oil, gas or other mineral interests, together with rights incident thereto, contained in instrument dated May 16, 2013, by and between Danny Crim, Independent Executor of the Estate of Jesse W. Crim, Deceased, as Grantor, and Danny Crim, as Grantee, recorded on Document No. 2013-004058, Real Records of Van Zandt County, Texas, which document contains the following language: "It is expressly stipulated and agreed that all Grantor's interest of all oil, gas, and other minerals in, on, under, and that may be produced from the above-described lands is not included in this conveyance. Such interest of all such oil, gas, and other minerals is hereby excepted and reserved from this conveyance, together with all incidental rights to enter onto and depart from the property for the purpose of finding, saving, treating, storing, and removing any and all minerals." Reference to which instrument is here made for full particulars. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes

no representation as to the ownership or holder of such interest.

- Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated May 16, 2013, by and between Danny Crim, Independent Executor of the Estate of Jesse W. Crim, Deceased, as Grantor, and Danny Crim, Jerry Crim, and Angie Crim Agnew, as Grantee, recorded on Document No. 2013-004059, Real Records of Van Zandt County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest.
- Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated June 15, 2013, by and between Danny Crim, as Grantor, and Jack Coleman Crim, as Grantee, recorded on Document No. 2013-004060, Real Records of Van Zandt County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interests evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of

the land. (NOTE: Upon receipt of a survey acceptable to the Company, this exception will be deleted. Company reserves the right to add additional exceptions per its examination of said survey.)

- All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
- Rights of parties in possession. (Owner's Policy Only)
- This policy is subject to any and all liens of a general type or nature (i.e. Federal Tax Liens, Abstracts of Judgment, etc.) that may have heretofore or may hereafter be filed against the named insured. (Owner's Policy Only)