

BEING all that certain tract of land situated in the Rebecca Edwards Survey, A-285, Bell County, Texas, and being a part of said 164.4 acre tract of land described in a deed to Troy L. Bulls recorded in Vol. 1718, Page 807, Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Southwest corner of said 164.4 acre tract on the North line of East Big Elm Road;

THENCE N 19° 00' 00" E - 2135.90 feet along the West line of said 164.4 acre tract and the East line of a tract of land described in deed to John Scheel, et ux, recorded in Vol. 1853, Page 745, Deed Records of said county, to a 1/2" iron rod set for a corner;

THENCE N 71° 32' 18" E - 661.21 feet to a 1/2" iron rod set for a corner;

THENCE S 06° 51' 21" E - 334.08 feet to a 1/2" iron rod set for a corner;

THENCE along a fence line and East line of the herein described tract the following calls:

1. S 18° 58' 49" W - 551.24 feet to a 1/2" iron rod set
2. S 19° 09' 41" W - 289.92 feet to a 1/2" iron rod set
3. S 18° 20' 41" W - 460.95 feet to a 1/2" iron rod set for a corner;

THENCE N 74° 01' 43" W - 256.67 feet to a 1/2" iron rod set for a corner;

THENCE S 18° 32' 51" W - 518.68 feet to a 1/2" iron rod set on

the South line of said 164.4 acre tract and North line of East Big Elm Road;

THENCE N 71° 44' 04" W - 559.35 feet along said South line and road North line to the POINT OF BEGINNING and containing 36.05 acres of land.

EXHIBIT "A"

WARRANTY DEED

Date: **FEBRUARY 25, 1993**

Grantor: **TROY L. BULLS and wife, BETTY J. BULLS**

Grantor's Mailing Address (including county): **Route 1, Box 236, Troy, Bell County, Texas 76579.**

Grantee: **WILLIAM HEEMSBERGEN and wife, TERESA M. HEEMSBERGEN**

Grantee's Mailing Address (including county): **P. O. Box 310, Troy, Bell County, Texas 76579-0310.**

Consideration:-----TEN AND NO/100THS (\$10.00) DOLLARS-----

Property (including any improvements):

BEING all that certain tract of land situated in the Rebecca Edwards Survey, A-285, Bell County, Texas, and being a part of a called 164.4 acre tract of land described in a deed to Troy L. Bulls recorded in Vol. 1718, page 807, Deed Records of Bell County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Southwest corner of said 164.4 acre tract on the Norht line of East Big Elm Road;

THENCE N 19° 00' 00" E - 2135.90 feet along the West line of said 164.4 acre tract and the East line of a tract of land described in deed to John Scheel, et ux, recorded in Vol. 1853, Page 745, Deed Records of said county, to a 1/2" iron rod set for a corner;

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THENCE S 18° 32' 51" W - 518.68 feet to a 1/2" iron rod set on

WARRANTY DEED

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3605 Ac.

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Debbie Carter
CO. CLERK, BELL CO., TX

the South line of said 164.4 acre tract and North line of East Big Elm Road;

THENCE N 71° 44' 04" W - 559.35 feet along said South line and road North line to the POINT OF BEGINNING and containing 36.05 acres of land.

Restrictions:

The property herein conveyed shall not be used for mobile homes, modular homes and/or temporary structures of any kind and shall not be used for the purpose of a feed lot, or a swine, chicken or turkey business or operation.

Reservations from and Exceptions to Conveyance and Warranty:

NONE

Grantor, for the consideration and subject to the restrictions and 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 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 conveyance and warranty.

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

Troy L. Bulls
TROY L. BULLS

Betty J. Bulls
BETTY J. BULLS

(Acknowledgment)

WARRANTY DEED

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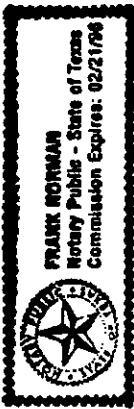


Betty J. Bulls
CO. CLERK, BELL CO., TX

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the 25th day of February 1993.

Frank Norman
Notary Public, State of Texas
My commission expires: _____



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FILED FOR RECORD

'93 MAR 1 AM 11 23

VADA SUTTON
CLERK BELL CNTY TX.

BY [Signature] DEPUTY

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Vada Sutton
CLERK BELL CO. TX

W. Mitchell, Deputy