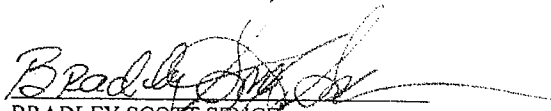


When the context requires, singular nouns and pronouns include the plural.


  
BRADLEY SCOTT SENCE

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF NUECES §

This instrument was acknowledged before me on the 19 day of March,  
2014, by BRADLEY SCOTT SENCE.

  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED BY:  
SLUSHER & ASSOCIATES, PLLC  
4900 N. 10<sup>TH</sup>, STE, F-3  
McALLEN, TEXAS 78504  
GF#149708559

AFTER RECORDING, RETURN TO:

BLACKSTONE DILWORTH  
400 FM 534  
Sandia, Texas 78383

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.

**General Warranty Deed**

Date: MARCH 19, 2014

Grantor: BRADLEY SCOTT SENCE

Grantor's Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Grantee: BLACKSTONE DILWORTH

Grantee's Mailing Address: 400 FM 534  
Sandia, Texas 78383

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

LOTS FIVE (5) AND SIX (6), BLOCK G, PERNITAS POINT UNIT 2, WESTERN SHORES, an addition to the town of Sandia, Live Oak County, Texas, according to map or plat recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas, to which reference is here made for all pertinent purposes.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

- a. Restrictive covenants as recorded in Volume 181, Page 496, Deed Records of Live Oak County, Texas; File No. 79061, Volume 358, Page 448, Deed Records of Live Oak County, Texas; Volume 2, Page 51, Plat Records of Live Oak County, Texas.
- b. Standby fees, taxes and assessments by any taxing authority for the year 2014, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership.
- c. 5' Roadway and Utility Easement across the rear, together with any and all other provisions of the plat and dedication of Pernitas Point Unit 2, Western Shores, recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas.
- d. Subject to terms, conditions, stipulations and restrictions as contained in Deed dated September 1927, from Three Rivers Company to Clyde Owens, record in Volume 27, Page 432, Deed Records of Live Oak County, Texas:
- e. Right of Way Deed dated January 13, 1925, from H.D. Miller, et ux to Southern Natural Gas Company, recorded in Volume 20, Page 16, Deed Records of Live Oak County, Texas.
- f. Right of Way Deed dated January 13, 1925, from H.D. Miller, et ux to Southern Natural Gas Company, recorded in Volume 28, Page 204, Deed Records of Live Oak County, Texas.
- g. Easement dated July 31, 1929, from H.D. Miller, et ux to the City of Corpus Christi, Texas, recorded in Volume 33, Page 327, Deed Records of Live Oak County, Texas.
- h. Termination of Development Committee dated February 3, 1956, by Pernitas Development Company to the Public, recorded in Volume 260, Page 228, Deed Records of Live Oak County, Texas.

- i. Easement dated February 13, 1960, from Pernitas Development Company, Inc. to Lower Live Oak River Water Supply District, recorded in Volume 184, Page 243, Deed Records of Live Oak County, Texas; and Volume 195, Page 444, Deed Records of Live Oak County, Texas
- j. Release of Severance Damages dated February 13, 1960, from Pernitas Development Company, Inc. to Lower Live Oak River Water Supply District, recorded in Volume 184, Page 247, Deed Records of Live Oak County, Texas; and Volume 195, Page 448, Deed Records of Live Oak County, Texas
- k. Easement dated June 9, 1961, from Pernitas Development Company, Inc. to Southwestern Bell Telephone Company, recorded in Volume 188, Pages 633-634, Deed Records of Live Oak County, Texas. Release of Easement dated January 18, 2013, from Southwestern Bell Telephone Company to Nicholas J. Maurice, recorded under Clerk's File No. 204199, Volume 244, Page 925, Official Public Records of Live Oak County, Texas. (RE: Release for only Lots 5 and 6, Blk G)
- l. Easement dated June 9, 1961, from Pernitas Development Company, Inc. to Southwestern Bell Telephone Company, recorded in Volume 205, Page 346, Deed Records of Live Oak County, Texas
- m. Subject to Certification dated January 22, 1971, filed February 15, 1971, from Western Shores, Inc., Successor to Pernitas Development Company to the public, recorded under Clerk's File No. 34814, Volume 230, Page 51, Deed Records of Live Oak County, Texas.
- n. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated May 25, 1948, from H.D. Miller, et ux, to P.R. Rutherford, recorded in Volume 123, Page 118, Oil and Gas Records of Live Oak County, Texas.
- o. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated May 25, 1948, from H.D. Miller to P.R. Rutherford, recorded in Volume 123, Page 113, Oil and Gas Records of Live Oak County, Texas.
- p. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated February 25, 1954, from H.D. Miller, et ux, to Charles S. Beck, recorded in Volume 161, Page 1, Oil and Gas Records of Live Oak County, Texas.
- q. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, contained in Oil, Gas and Mineral Lease dated February 25, 1954, from H.D. Miller, et ux, to Charles S. Beck, recorded in Volume 160, Page 632, Oil and Gas Records of Live Oak County, Texas.
- r. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in Deed dated April 11, 1957, from H.D. Miller, et al to Alex Cox, recorded in Volume 174, Page 357, Deed Records of Live Oak County, Texas, which document contains the following language "Perpetual, non-participating royalty reservation of 1/16th of all oil, gas and other minerals".
- s. Coal, lignite, oil, gas or other mineral interest(s), together with rights incident thereto, contained in Deed dated April 11, 1957, executed by H.D. Miller, et al, to Alex Cox, recorded in Volume 175, Page 134, Deed Records of Live Oak County, Texas, which document contains the following language "Perpetual, non-participating royalty reservation of 1/16th of all oil, gas and other minerals".

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.