

2003 034 5

WARRANTY DEED WITH VENDOR'S LIEN

Date: March 7, 2003

Grantor: ERROL A. MOORE

Grantor's Mailing Address:

Errol A. Moore
2001 S Mopac Expressway #424
Austin, Travis County, Texas 78746

Grantee: WAYNE J. RAY and wife, JODY G. RAY

Grantee's Mailing Address:

Wayne J. & Jody G. Ray
4300 CR 481
Thrall, Williamson County, Texas 76578

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of \$82,000.00 and is executed by Grantee, payable to the order of LEE COUNTY BANK, A BRANCH OF FIRST NATIONAL BANK IN CAMERON. The note is secured by a vendor's lien retained in favor of LEE COUNTY BANK, A BRANCH OF FIRST NATIONAL BANK IN CAMERON in this deed and by a deed of trust of even date, from Grantee to RICHARD EARL WILLIAMS, JR., Trustee. The vendor's lien and superior title to the property are retained for the benefit of LEE COUNTY BANK, A BRANCH OF FIRST NATIONAL BANK IN CAMERON and are transferred to LEE COUNTY BANK, A BRANCH OF FIRST NATIONAL BANK IN CAMERON without recourse on Grantor.

Property (including any improvements):

40.308 acres of land, more or less, a part of the William Nichols Survey, Abstract Number 247, Lee County, Texas, and William Nichols, Abstract Number 480, Williamson County, Texas being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

Reservations From and Exceptions to Conveyance and Warranty (to the extent they validly exist):

1. Rights of Lee County and the general public to any part of this property which lies in any road or right-of-way.
2. Oil, gas, and mineral lease, executed by Sarah Alice Davis, to E. L. Chapman, for a term of five (5) years, dated April 22, 1930, recorded in Volume 247, Page 275, Deed Records, Williamson County, Texas

(4) Hentley

3. Oil, gas, and mineral lease, executed by W. A. Womack and wife Stella Womack, to E. L. Chapman, for a term of five (5) years, dated April 24, 1930, recorded in Volume 247, Page 445, Deed Records, Williamson County, Texas.
4. Oil, gas, and mineral lease, executed by F. L. Davis, to E. L. Chapman, for a term of five (5) years, dated April 24, 1930, recorded in Volume 247, Page 545, Deed Records, Williamson County, Texas.
5. Oil, gas, and mineral lease, executed by Mrs. L. A. Davis, et al, to E. L. Chapman, for a term of five (5) years, dated May 7, 1930, recorded in Volume 250, Page 406, Deed Records, Williamson County, Texas.
6. Oil, gas, and mineral lease, executed by W. R. Davis, to E. L. Chapman, for a term of five (5) years, dated April 24, 1930, recorded in Volume 250, Page 510, Deed Records, Williamson County, Texas.
7. Oil, gas, and mineral lease, executed by A. L. Lister and wife, Carrie Lister, to E. L. Chapman, for a term of five (5) years, dated April 24, 1930, recorded in Volume 250, Page 594, Deed Records, Williamson County, Texas.
8. Oil, gas, and mineral lease, executed by Thelma Marshall and husband G. E. Marshall, to L. L. Lindsey, for a term of ten (10) years, dated January 2, 1960, recorded in Volume 435, Page 686, Deed Records, Williamson County, Texas.
9. Twenty foot (20') wide access easement described in deeds recorded in Volume 78, Page 189, Deed Records, Lee County, Texas, and Volume 160, Page 209, Official Records, Williamson County, Texas, and as shown on survey plat dated June 1966, prepared by Arlee Roland, Registered Professional Land Surveyor Number. 2635.
10. Thirty foot (30') access easement according to survey dated July 14, 1999, by Arlee Roland, Registered Professional Land Surveyor Number 2635.

Grantor, for the consideration, receipt of which is acknowledged, 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, executor, 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.

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.

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


Errol A. Moore

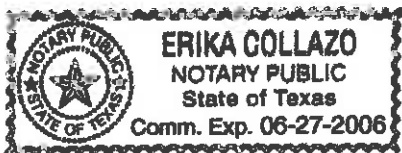
ACKNOWLEDGMENTS

STATE OF TEXAS

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§

COUNTY OF LEE

This instrument was acknowledged before me on March 7, 2003, by ERROL A. MOORE.



Erika Collazo

Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Jake Jacobsen *[Signature]*
P. O. Box 1039
Giddings, TX 78942

AFTER RECORDING RETURN TO:

Lee County Land and Abstract Company

FIELD NOTES FOR 40.308 ACRES IN WILLIAMSON AND LEE COUNTIES
July 1999

BEING a 40.308 acre Parcel or Tract of land, 14 acres lying and being situated in Williamson County Texas and 26.308 acres in Lee County Texas, and a part of the William Nichols Survey, Abstract #480 for Williamson County and Abstract #247 for Lee County, and consisting of those two certain tract of land of 20.000 acres of record in Document #9662013 of the Official Deed Records of Williamson County and of record in Volume 790, page 496 of the Lee County Deed Records, and a 20.308 acres in Lee County of record in Volume 808, page 430 of said Lee County Deed Records, and more fully described by metes and bounds as follows:

BEGINNING at a concrete monument found in the fenced South line of County Road #481, same being the N.W. Corner of a 25.475 acre tract of land of record in Volume 457, page 157 Williamson County Deed Records and of record in volume 375, page 109 of the Lee County Deed records, and same being the N.E. Corner of said 20.000 acres, and the N.E. Corner and PLACE OF BEGINNING of this,

THENCE, along the East line of this the following courses:

S 20°19'36" W 851.12 feet (at approximately 750 feet pass the common line of the two said Counties) along the West line of said 25.475 acres, and East line of said 20.000 acres, to the S.W. Corner of said 25.475 acres, and N.W. Corner of 95.363 acres, volume 781, page 103 Lee County Records, S20°05'26" W 1,921.60 feet (at 520.04 feet pass the common corner of the two said tracts, and a 1/4-inch iron pipe found for said 20.000 and 23.308 acres) along the East line of the two said tracts 20.000 acres and 23.308 acres, and the West line of said 95.363 acres, to a concrete marker found at fence corner, and said marker found being the S.E. Corner of said 20.308 acres, and the N.E. Corner of a 23.009 acres of record in volume 756, page 137 Lee county deed records, and the S.E. Corner of this,

THENCE, N 70°15'27" W 628.51 feet along the fenced South line of this, and North line of said 23.009 acres, to a 1/4-inch iron pipe found at a fence corner, and said pipe found being the S.E. Corner of a 67.755 acres of record in Volume 1602, page 703 Williamson County Deed records and Volume 575 page 719 Lee County Deed Records, and S.W. Corner said 20.308 acres, and S.W. Corner of this,

THENCE, N 19°55'35" E 2,774.66 feet (at 1,404.38 feet pass the common corner of said 20.000 acres and 20.308 acres, and at approximately 1,550 feet pass the common line of the two said Counties) along the fenced West line of the said 20.000 acres and 20.308 acres, and East line of said 67.755 acres, passing a 1/4-inch iron pipe found for the said common corner at 1,404.38 feet and passing 30 feet to the Left (West of) a 1/4-inch iron pipe found for the S.E. Corner of a 30 foot wide easement through said 20.000 acres having as its South end at the common line of said 20.000 acres and 20.308 acres, to a point in the South line of County Road #481, and a 1/4-inch iron pipe found, and the N.E. Corner of said 67.755 acres, and the N.W. Corner of said 20.000 acres and easement through it, and the N.W. Corner of this,

THENCE, S 70°04'39" E 639.96 feet (pass N.E. Corner of said easement at 30 feet) along the South line of said Road, and North line of said 20.000 acres, to the PLACE OF BEGINNING and containing 40.308 acres of land. The said easement being for the purpose of providing access to and from said Road for the 20.308 acres that adjoins the 20.000 acres on the South.

RECORDER'S MEMORANDUM:

All Or Part Of The Text On This Page
Was Not Clearly Legible For Satisfactory
Recordation

Arlee Roland
Arlee Roland, registered
professional land surveyor.



EXHIBIT "A" Page 1 of 2

File: Bartlett, #4200 Wm County Road #481, Thrall, Texas
76578

#4356 CR 481

40.308 ACRE BOUNDARY SURVEY
July 1999

40.308 acres consisting of
16 acres in Williamson county
Texas, Wm Nichols Survey Ab-
stract #480, and 24.308 acres in Lee
County Texas, Wm Nichols Survey Ab-
stract #247.

The 40.308 acres consists of two tracts
of land of record:
20.000 acres of which 16 acres of record
Document #9662013 Official Deed Records
of Williamson County, and 4 acres Volume
790, page 496 Lee County Deed Records.
and
20.308 acres all in Lee County and of
record in Volume 808, page 430 of the
Deed Records of Lee County Texas.

No portion of this property lies
within a 100 year Special Flood
Hazard Area as designated by the
Federal Insurance (Dept HUD) Flood
Hazard Map.

This property is locally know as
#4200 Williamson County Road
#481, Thrall, Texas, 76578.

I, Arlee Roland, registered
professional land surveyor, do
hereby certify that the survey
was made on the ground by me
and that to the best of my
knowledge and belief is correct
as shown hereon.

Arlee Roland
Arlee Roland, registered
professional land surveyor

7-14-99



PLAT
1" = 300 FT



RECORDER'S MEMORANDUM:

All Or Part Of The Text On This Page
Was Not Clearly Legible For Satisfactory

Recordation

EXHIBIT

Page 2 of 2 Pages

FILED AND RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Nancy E. Rister
04-21-2003 01:40 PM 2003035883
MSTANLEY \$17.00
NANCY E. RISTER, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

IS

03/07/2003 03:35pm 19
0759 V 914 P 921
Filed and Recorded
35883 Jaehne Dismales
County Clerk
R Lee County, Texas

