

PROPERTY (including any improvements): Being all that certain lot, tract or parcel of land, lying and being situated in Wood County, Texas, being located about fifteen miles in an Easterly direction from the Town of Quitman and being a part of the W. J. HAYS SURVEY, ABSTRACT NO. 712 and being the tract of land deeded to Clint L. Carnes by George S. Lemon and wife, Pauline S. Lemon on the 5th day of May, 1977, as shown of record in Volume 741, Page 144, Wood County Deed Records and being more fully described as follows;

BEGINNING at an iron stake set for corner marker at the Northeast corner of the tract of land deeded to Clint L. Carnes by George S. Lemon and wife, beginning point being in the East Right of Way line of a 40 foot Road Easement and being in the occupied EB line of the W. J. Hays Survey and being by record N 0 deg. 11 min. E. 1718.47 feet from the Southeast corner of the W. J. Hays Survey;

THENCE S 0 deg. 11 min. W. with the occupied EB line of the W. J. Hays Survey and the EB line of the tract of land deeded to Clint L. Carnes 292.7 feet to an iron stake found in the Southeast corner of said tract deeded to Clint L. Carnes;

THENCE S 88 deg. 51 min. W. with the SB line of said tract deeded to Clint L. Carnes, line running right near a fence line and at a total distance of 633.74 feet iron stake found by a corner fence post located in an old fence line running along the occupied W. B. line of the W. J. Hays Survey;

THENCE N. 0 deg. 55 min. E. with occupied WB line of the tract of land deeded to Clint L. Carnes and the occupied WB line of the W. J. Hays Survey 292.7 feet to an iron stake found in said line, said iron stake being at the Deed call in Deed to Clint L. Carnes;

THENCE N 88 deg. 48 min. E., running along a staked line along the NB line of the tract of land deeded to Clint L. Carnes 630 feet to the place of beginning, containing four and twenty-four one hundredths (4.24) acres of land, more or less;

COPY

TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and all improvements and fixtures, situated on and attached thereto.

OTHER EXCEPTIONS TO WARRANTY:

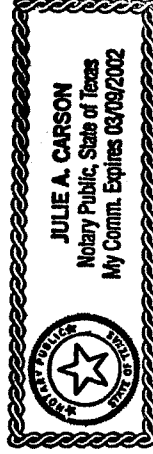
1. Any and all prior mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating and removing any oil, gas and other minerals so conveyed or reserved.
2. Any restrictive covenants affecting the Property.
3. Lien for taxes for the year 1999 and subsequent years.
4. Any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
5. All easements and rights of way of record affecting the Property and all visible and/or apparent easements and rights of way, not of record.

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 and Grantee's heirs, executors, administrators, 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, 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.

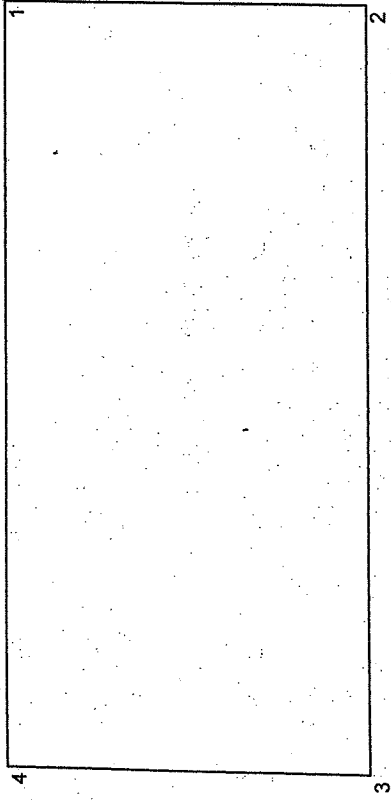
STATE OF TEXAS
COUNTY OF WOOD

This instrument was acknowledged before me on January 22, 1999, by HENRY A. BURGESS.



Henry A. Burgess
HENRY A. BURGESS
Julie A. Carson
JULIE A. BURGESS

Julie A. Carson
Notary Public, State of Texas
Notary's Name (Printed)
Notary's Commission Expires
Notary's Business Phone No.



Scale = 1: 155 (Feet)

- 1 S 11° W 292.7
- 2 S 88° 51' W 633.74
- 3 N 55° E 292.7
- 4 N 88° 48' E 630