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**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.**

**SPECIAL WARRANTY DEED**

**Date:** 9/29, 2011

**Grantor:** CLARENCE ANDREW WIELAND II, Independent Executor by court order dated June 7, 2011 of the Estate of CLARENCE ANDREW WIELAND, Deceased, Cause No. C-1-PB-11-000794, the Probate Court No. One, Travis County, Texas

**Grantor's Mailing Address (including county):**  
CLARENCE ANDREW WIELAND II  
112 Lazy Lane  
San Marcos, Texas 78666  
Hays County

**Grantees:** CLARENCE ANDREW WIELAND II

**Grantees' Mailing Address (including county):**  
CLARENCE ANDREW WIELAND II  
112 Lazy Lane  
San Marcos, Texas 78666  
Hays County

**Consideration:** TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

**Property (including any improvements):**

**TRACT 1:**

BEING a 24.589 Acre Parcel or Tract of land, lying and being situated in Milam County, Texas, a part of the Wiley Harrison Survey, and a part of a tract of land conveyed to James M. Price, of record in Volume 456, Page 61 of the Deed Records of Milam County, Texas, surveyed at this time to be 99.178 acres, and more fully described as follows:

BEGINNING as a PLACE OF REFERENCE at a point in the South line of said Wiley Harrison Survey, and an iron pipe set beside a corner post, and the S.E. Corner of said 99.178 acre tract 5.35 feet from the S.E. Corner of said Survey

located in said road,

THENCE, N 18 degrees 41' 32" W 1,039.44 feet along the fenced East line of said 99.178 acre tract, and West line of said Road, to an iron pipe set, and the S.E. Corner and PLACE OF BEGINNING of this,

THENCE, N 18 degrees 41' 32" W 518.63 feet continuing along the fenced East line of said 99.178 acre tract, and West line of said Road, to an iron pipe set, and the N.E. Corner of this,

THENCE, S 71 degrees W 2,062.23 feet to a point in a fence line, and an iron pipe set, and the N.W. Corner of this,

THENCE, S 18 degrees 01' 03" E 518.69 feet along the fenced West line of said 99.178 acre tract, and West line of this, to an iron pipe set, and the S.W. Corner of this,

THENCE, N 71 degrees E 2,068.35 feet to the PLACE OF BEGINNING and containing 24.589 acres of land.

**TRACT 2:**

BEING a 25.00 acre Parcel or Tract of land, lying and being situated in Milam County, Texas, a part of the Wiley Harrison Survey, and a part of a tract of land conveyed to James M. Price, of record in Volume 456, Page 61 of the deed records of Milam County, Texas, surveyed at this time to be 99.178 acres, and more fully described by metes and bounds as follows:

BEGINNING as a PLACE OF BEGINNING at a point in the South line of said Wiley Harrison Survey, and an iron pipe set beside a corner post, and the S.E. Corner of said 99.178 acre tract, situated in the West line of a County Road 5.35 feet from the S.E. Corner of said Survey located in said Road,

THENCE, N. 18 degrees 41' 32" W. 1,558.07 feet along the fenced East line of said 99.178 acre tract, and West line of said Road, to an iron pipe set, and the S.E. Corner and PLACE OF BEGINNING of this,

THENCE, N. 18 degrees 41' 32" W. 517.43 feet continuing along the fenced East line of said 99.178 acre tract, and West line of said Road, and East line of this, to an iron pipe set beside a corner post, and the N.E. Corner of said 99.178 acre tract 30.12 feet West of the East line of said Survey located in said Road, and the N.E. Corner of this.

THENCE, S. 71 degrees 38' 16" W. 2,055.88 feet along the fenced North line of said 99.178 acre tract, and North line of this, to an iron pipe set beside a corner post, and the N.W. Corner of said 99.178 acre tract, and the N.W. Corner of this,

THENCE, S. 18 degrees 01' 03" E. 540.39 feet along the fenced West line of said 99.178 acre tract, and West line of this, to an iron pipe set, and the S.W. Corner of this,

THENCE, N. 71 degrees E. 2,062.23 feet to the PLACE OF BEGINNING and containing 25.000 acres of land.

This conveyance is made subject to all roads, pipelines, electric lines, and easements of record including Easement Agreement from Clarence A. Wieland, et al to Robert W. Smith et al, dated January 30, 1981 on, over, or across the land hereby conveyed, and to all restrictions and outstanding mineral rights of record affecting said land and restrictions and outstanding mineral rights of record affecting said land and the oil, gas, and other mineral rights hereinabove reserved and excepted.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' 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 Grantees and Grantees' 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 claim is by, through, or under Grantor but not otherwise.

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

Grantees assume all ad valorem taxes due on the property for the current year.



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CLARENCE ANDREW WIELAND II, as  
Independent Executor with Will Annexed of  
the Estate of CLARENCE ANDREW  
WIELAND, Grantor

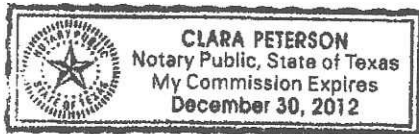
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ~~TRAVIS~~ <sup>HAYS</sup>

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This instrument was acknowledged before me on September 29 2011, by CLARENCE ANDREW WIELAND II, as Independent Executor of the Estate of Clarence Andrew Wieland, Deceased.



Clara Peterson  
Notary Public, State of Texas

This instrument was prepared by M. Elizabeth Raxter, Attorney at Law from information provided by the Grantor. The preparer makes no warranty as to title, legal description or about any other matter concerning the subject real estate.

AFTER RECORDING RETURN TO:

M. ELIZABETH RAXTER  
P.O. Box 281  
Lockhart, TX 78644  
Tel: (512) 398-6996  
Fax: (480) 393-4437

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED  
AT 10:30 O'CLOCK A M  
ON THE 30 DAY OF Sept  
A.D., 20 11

Barbara Vansa  
COUNTY CLERK, MILAM COUNTY, TEXAS

BY Sherry Mear DEPUTY

STATE OF TEXAS  
COUNTY OF MILAM

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.



Barbara Vansa  
County Clerk, Milam County, Texas

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RECORDED 9/30/11 2:50 PM

BY Sherry Mear DEPUTY

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OFFICIAL RECORDS  
MILAM COUNTY, TEXAS