



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.

Warranty Deed with Vendor's Lien

Date: July 23, 2014

Grantor: Todd Boran and Nicole Boran, husband and wife

Grantor's Mailing Address:

Todd Boran and Nicole Boran
775 Treetop Ln
Luling, Texas 78648

Grantee: Alta Mira Land & Cattle, LP, a Texas limited partnership

Grantee's Mailing Address:

Alta Mira Land & Cattle, LP
PO Box 206
Uvalde, Texas 78802

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Capital Farm Credit, FLCA in the principal amount of NINE HUNDRED THOUSAND AND NO/100 DOLLARS (\$900,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Capital Farm Credit, FLCA and by a first-lien deed of trust of even date from Grantee to Ben R. Novosad, trustee.

Property (including any improvements):

Being 179.070 acres of land, more or less, out of the STEPHEN F. SANDERS SURVEY, ABSTRACT NO. 23, Caldwell County, Texas, being all the certain tract said to contain 173.797 acres in Warranty Deed recorded in Volume 452, Page 429, Official Public Records, Caldwell County, Texas and previously described as a called 184 acres in deed recorded in Volume 277, Page 136, Official Public Records of Caldwell County, Texas; TOGETHER WITH a 20' access easement as set out in Warranty Deed recorded in Volume 452, Page 429, Official Public Records, Caldwell County, Texas, both being more particularly described in Exhibit A attached hereto.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of an undivided twenty-five percent (25%) of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2014, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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.

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 will become absolute.

Capital Farm Credit, FLCA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Capital Farm Credit, FLCA and are transferred to Capital Farm Credit, FLCA without recourse against Grantor.

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

Todd J. Boran

Todd Boran

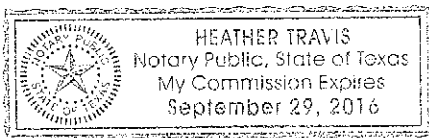
Nicole C. Boran

Nicole Boran

STATE OF TEXAS)

COUNTY OF Caldwell)

This instrument was acknowledged before me on July 23, 2014, by
Todd Boran.



Heather Travis

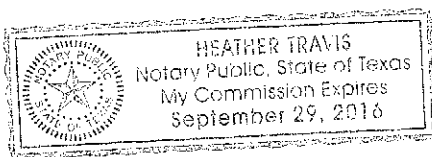
Notary Public, State of Texas

My commission expires: 9-29-16

STATE OF TEXAS)

COUNTY OF Caldwell)

This instrument was acknowledged before me on July 23, 2014, by
Nicole Boran.



Heather Travis

Notary Public, State of Texas

My commission expires: 9-29-16

PREPARED IN THE OFFICE OF:

Stephen M. Gerdes, II, Attorney at Law
218 North Getty Street
Uvalde, Texas 78801
Tel: (830) 278-6271
Fax: (830) 278-7643

AFTER RECORDING RETURN TO:

Central Texas Land Titles, Inc.
P.O. Box 8903
Horseshoe Bay, Texas 78657

BEING a 179.070 acre tract or parcel of land out of and being a part of the Stephen F. Sanders Survey, A-23, in Caldwell County, Texas, and being all of that certain tract said to contain 173.797 acres in a deed from Larry D. Welch to Todd Boran and wife, Nicole Boran recorded in Vol. 452, Page 429, Caldwell County Official Records. Herein described tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the southwest line of that certain 190.620 acre tract described as Tract Two in a deed from Frost National Bank to Edmund M. Longcope, Trustee, recorded in Vol. 194, Page 281, Caldwell County Official Records, the east corner of that certain 148.597 acre tract described as Tract One in the said deed to Longcope, for the north corner of this tract. Said point being in the southwest line of a 20 foot roadway easement recorded in Vol. 268, Page 107, Caldwell County Deed Records.

THENCE with the southwest line of the Longcope 190.620 acre tract and 20 foot access easement, S 40 deg. 39 min. 42 sec. E, at approx. 20 feet pass the termination of the said 20 foot easement, in all 1316.73 feet to the south corner of the Longcope 190.620 acre tract, a 3 inch steel fence corner post found in the northwest line of that certain 50.5 acre tract described as Second Tract in a deed from L.A. Clary, et. ux., to Billy J. Perryman, et. ux., recorded in Vol. 335, Page 684, Caldwell County Official Records, for the most northerly east corner of this tract.

THENCE with the northwest line of the Perryman 50.5 acre tract described as Second Tract and the northwest line of that certain 50.0 acre tract described in a deed from Billy J. Perryman, Inc. to Billy J. Perryman, et. ux., recorded in Vol. 468, Page 678, Caldwell County Official Records, S 32 deg. 40 min. 32 sec. W, 1829.38 feet to the west corner of the Perryman 50.0 acre tract, a fence corner post found for an interior corner of this tract.

THENCE with the southwest line of the Perryman 50.0 acre tract, S 40 deg. 24 min. 37 sec. E, 1273.58 feet to the south corner of same, a point on the low bank of the San Marcos River for the most southerly northeast corner of this tract from which a 5/8 inch iron rod Set for Reference on bank of said river bears N 40 deg. 24 min. 37 sec. W, 21.99 feet.

THENCE with the meanders of the low bank of the San Marcos River, S 53 deg. 49 min. 07 sec. W, 89.67 feet to a point; S 54 deg. 06 min. 16 sec. W, 187.61 feet to a point; S 34 deg. 42 min. 39 sec. W, 249.16 feet to a point; S 01 deg. 29 min. 03 sec. W, 49.35 feet to a point; S 47 deg. 17 min. 55 sec. W, 92.12 feet to a point; S 79 deg. 00 min. 54 sec. W, 64.20 feet to a point; N 88 deg. 16 min. 20 sec. W, 248.59 feet to a point; N 68 deg. 53 min. 07 sec. W, 377.53 feet to a point; N 79 deg. 39 min. 50 sec. W, 354.89 feet to a point; N 69 deg. 03 min. 43 sec. W, 73.94 feet to a point; N 89 deg. 09 min. 48 sec. W, 132.56 feet to a point; S 76 deg. 10 min. 39 sec. W, 329.43 feet to a point; S 66 deg. 50 min. 43 sec. W, 208.25 feet to a point; N 65 deg. 01 min. 16 sec. W, 125.08 feet to a point; N 46 deg. 47 min. 03 sec. W, 149.97 feet to a point; N 24 deg. 19 min. 02 sec. W, 50.93 feet to a point; N 23 deg. 36 min. 48 sec. E, 52.00 feet to a point; N 52 deg. 35 min. 26 sec. E, 96.14 feet to a point; N 61 deg. 43 min. 34 sec. E, 138.22 feet to a point; N 38 deg. 25 min. 05 sec. E, 143.74 feet to a point; N 11 deg. 15 min. 47 sec. E, 170.63 feet to a point; N 20 deg. 37 min. 39 sec. E, 77.53 feet to a point; N 26 deg. 04 min. 02 sec. W, 60.65 feet to a point; N 49 deg. 13 min. 47 sec. W, 32.38 feet to a point; N 74 deg. 51 min. 12 sec. W, 31.36 feet to a point; N 66 deg. 41 min. 57 sec. W, 157.27 feet to a point; N 76 deg. 21 min. 35 sec. W, 58.93 feet to a point; S 69 deg. 13 min. 24 sec. W, 90.47 feet to a point; S 75 deg. 56 min. 28 sec. W,

83.74 feet to a point; N 79 deg. 03 min. 57 sec. W, 26.15 feet to a point; S 61 deg. 42 min. 35 sec. W, 85.26 feet to a point; S 51 deg. 29 min. 18 sec. W, 76.39 feet to a point; S 62 deg. 10 min. 45 sec. W, 264.77 feet to a point; S 58 deg. 01 min. 10 sec. W, 108.18 feet to a point; S 47 deg. 57 min. 15 sec. W, 278.08 feet to a point; S 59 deg. 17 min. 18 sec. W, 199.03 feet to a point; S 61 deg. 10 min. 36 sec. W, 233.56 feet to a point; S 69 deg. 04 min. 26 sec. W, 141.91 feet to a point; S 74 deg. 40 min. 02 sec. W, 122.42 feet to a point; N 77 deg. 32 min. 31 sec. W, 145.67 feet to a point; N 18 deg. 19 min. 20 sec. W, 130.40 feet to a point; N 40 deg. 01 min. 02 sec. E, 75.11 feet to a point; N 68 deg. 31 min. 54 sec. E, 73.61 feet to a point; N 45 deg. 49 min. 22 sec. E, 51.79 feet to a point; N 05 deg. 33 min. 17 sec. E, 47.76 feet to a point; N 32 deg. 29 min. 23 sec. E, 55.17 feet to a point; N 00 deg. 26 min. 29 sec. E, 112.46 feet to a point; N 72 deg. 20 min. 39 sec. E, 40.30 feet to a point; N 46 deg. 21 min. 20 sec. E, 166.49 feet to a point; N 31 deg. 06 min. 46 sec. E, 187.65 feet to a point; N 18 deg. 44 min. 38 sec. E, 106.42 feet to a point; N 10 deg. 28 min. 49 sec. E, 136.29 feet to a point for the south corner of the before mentioned Longcope 148.597 acre tract for the west corner of this tract from which a 5/8 inch Iron rod Set for Reference on bank of said river bears N 44 deg. 31 min. 18 sec. E, 21.13 feet.

THENCE leaving said river with the southeast line of the Longcope 148.597 acre tract, N 44 deg. 31 min. 18 sec. E, 3975.34 feet to the POINT OF BEGINNING, containing 179.070 acres of land.

ACCESS EASEMENT RIGHT OF WAY

BEGINNING at a 1/2" iron pin found in a gravel drive in the North corner of the above mentioned 184.0 acre tract and in the SW line of a 20' Roadway described in Volume 268 Page 107 of the Deed Records of Caldwell County, Texas and in the apparent East corner of a tract of land designated as Tract One called 148.5968 acres and conveyed to Edmund M. Longcope by deed recorded in Volume 194 Page 281 of the said Official Records and in the apparent SW line of a tract of land designated as Tract Two called 190.6197 acres and conveyed to the said Edmund Longcope as recorded in the said Volume 194 Page 281 for the beginning point of this easement.

THENCE N 40 degrees 30 minutes 41 seconds W with the SW line of the said 20' Roadway and the apparent NE line of the said Longcope 148.5968 acre tract at 1266.64 feet pass a 8" treated fence corner post found for reference and continue for a total distance of 1296.68 feet to a point in the SE line of Treetop Lane for the West corner this easement.

THENCE N 49 degrees 05 minutes 26 seconds E with the SE line of Treetop Lane 20.00 feet to a point in the North corner of the said 20' Roadway for the North corner this easement.

THENCE S 40 degrees 30 minutes 41 seconds E with the NE line of the said 20' Roadway 1316.82 feet to a point in the East corner of the said 20' Roadway for the East corner this easement.

THENCE S 49 degrees 29 minutes 19 seconds W with the SE line of the said 20' Roadway 19.94 feet to a point in the NE line of the said 184.0 acre tract and the apparent SW line of the said Longcope 190.6197 acre tract for the South corner this easement.

THENCE N 40 degrees 40 minutes 46 seconds W with the NE line of the said 184.0 acre tract and the apparent SW line of the said Longcope 190.6197 acre tract and the SW line of the said 20' Roadway 20.00 feet to the place of beginning.

FILED AND RECORDED

Instrument Number: 2014-003127 WARRANTY DEED

Filing and Recording Date: 07/30/2014 10:00:17 AM Pages: 7 Recording Fee: \$46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Caldwell County, Texas.



Carol Holcomb

Carol Holcomb, County Clerk
Caldwell County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT REMOVE. THIS PAGE IS PART OF THE OFFICIAL PUBLIC RECORD.