

ERIC OTTO ECKHARDT, ET UX

TO

VICTOR ECKHARDT, ET UX, ET AL

WARRANTY DEED

The State of Texas §

County of Gillespie § KNOW ALL MEN BY THESE PRESENTS:

That we, Eric Otto Eckhardt and wife, JoAnn Eckhardt, who joins herein, of ~~Lovato~~ County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto Victor Eckhardt and wife, Jocelyn Eckhardt, an undivided one-half (1/2) interest in and to; and Rodney<sup>J.</sup>Eckhardt and wife, Margie Eckhardt, an undivided one-half (1/2) interest in and to all of the following described real property in Gillespie County, Texas, to-wit:

Being 50.5 acres of land, a part of the Henry Harmon Survey No. 40, Abstract No. 299, in Gillespie County, Texas, described by metes and bounds as follows:

BEGINNING at a steel bar set at a fence corner post for the N.E. corner of that 101 acre tract of land that was conveyed to Otto Eckhardt by Louis Kott, et al, by deed dated March 1, 1929, and recorded in Volume 39, page 416 of the Deed Records of Gillespie County, Texas, for the N.E. corner of this tract of land;

THENCE with fence S. 0° 11' E. 2635.3 feet to a steel bar set for the S.E. corner of this tract of land;

THENCE N. 89° 15' W. 834.7 feet to a steel bar set in fence for the S.W. corner of this tract of land;

THENCE North 0° 11' W. 2636.8 feet to a steel bar set at a fence post for the N.W. corner of this tract of land;

THENCE with fence S. 89° 09' E. 834.7 feet to the place of beginning.

We also grant, sell, convey and assign unto the herein grantees all of our rights in and to the following described road easement:

BEING an easement 30 feet in width, situated in Gillespie County, Texas, across part of 110.568 acres of land, composed of 53.841 acres of Survey No. 42, patented to Nathaniel Townsend, patent dated December 17, 1845, and 47.52 acres of Survey No. 40, patented to Nathaniel Townsend, assignee of Henry Harmon, Patent No. 101, Volume 3, dated December 18, 1845, and 9.207 acres of Survey No. 763, patented to the Heirs of Ludwig Elbert, Patent No. 419, Volume 46, dated December 8th, 1892, described in a conveyance to Donald E. Eckhardt by Otto A. Eckhardt, et ux in Gift Deed dated March 22, 1971, found in Volume 99, pages 541-543, Deed Records of Gillespie County, Texas. Said 30 ft. wide road easement described by metes and bounds as follows, to-wit:

920963

BEGINNING at the N.E. corner of the 110.568 acre tract described in a conveyance to Donald E. Eckhardt by Otto A. Eckhardt, et ux in Gift Deed dated March 22, 1971, found of record in Volume 99, pages 541-543, Deed Records of Gillespie County, Texas, for the N.E. corner of this tract;

THENCE with fence South 173.7 varas;

THENCE with fence West 10.8 varas;

THENCE North 173.7 varas to point in fence line;

THENCE with fence East 10.8 varas to the place of beginning.

This conveyance is made and accepted subject to the following:

1. Right of Way Easement dated April 17, 1964, granted by Otto A. Eckhardt, et ux to Central Texas Electric Cooperative, Inc., recorded in Volume 85, pages 368-371, Deed Records of Gillespie County, Texas.
2. Easement and Right of Way dated November 10, 1965, granted by Otto A. Eckhardt to The Southwestern States Telephone Company, recorded in Volume 89, pages 573-574, Deed Records of Gillespie County, Texas.
3. Easement and Right of Way dated July 23, 1982, granted by Eric Otto Eckhardt to General Telephone Company of the Southwest, recorded in Volume 148, pages 592-593, Deed Records, Gillespie County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors, and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 27<sup>th</sup> day of March, A. D. 1992.

  
Eric Otto Eckhardt

  
JoAnn Eckhardt

Address of Grantees:

Victor Eckhardt and wife, Jocelyn Eckhardt  
Rt. 3, Box 145  
Fredericksburg, Texas 78624

J.  
Rodney Eckhardt and wife, Margie Eckhardt  
Rt. 3, Box 463  
Fredericksburg, Texas 78624

The State of Texas §

County of Gillespie §

This instrument was acknowledged

before me on March 27<sup>th</sup>, 1992, by Eric Otto Eckhardt and  
wife, JoAnn Eckhardt.



Joan Gold  
Notary Public, State of Texas

CJB/emh/REAL ESTATE/warranty deed



4 PGS

20114776

WD

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.

VICTOR ECKHARDT AND  
JOCELYN ECKHARDT

TO

RODNEY J. ECKHARDT AND  
MARGIE ECKHARDT

WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

THAT **VICTOR ECKHARDT and wife, JOCELYN ECKHARDT**, of the County of Gillespie and State of Texas, (herein referred to as "Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **RODNEY J. ECKHARDT and wife, MARGIE ECKHARDT**, (herein referred to as "Grantees") all of our interest in and to the following described real property in Gillespie County, Texas, to-wit:

Being 50.5 acres of land, a part of the Henry Harmon Survey No. 40, Abstract No. 299, in Gillespie County, Texas, described by metes and bounds as follows:

BEGINNING at a steel bar set at a fence corner post for the N.E. corner of that 101 acre tract of land that was conveyed to Otto Eckhardt by Louis Kott, et al, by deed dated March 1, 1929, and recorded in Volume 39, Page 416 of the Deed Records of Gillespie County, Texas, for the N.E. corner of this tract of land;

THENCE with fence S. 0° 11' E. 2635.3 feet to a steel bar set for the S.E. corner of this tract of land;

THENCE N. 89° 15' W. 834.7 feet to a steel bar set in fence for the S.W. corner of this tract of land;

THENCE North  $0^{\circ} 11'$  W. 2636.8 feet to a steel bar set at a fence post for the N.W. corner of this tract of land;

THENCE with fence S.  $89^{\circ} 09'$  E. 834.7 feet to the place of beginning.

TOGETHER with rights of ingress, egress and regress over, across and upon that certain 30 foot wide easement situated in Gillespie County, Texas, across part of 110.568 acres of land, composed of 53.841 acres of Survey No. 42, patented to Nathaniel Townsend, patent dated December 17, 1845, and 47.52 acres of Survey No. 40, patented to Nathaniel Townsend, assignee of Henry Harmon, Patent No. 101, Volume 3, dated December 18, 1845, and 9.207 acres of Survey No. 763, patented to the Heirs of Ludwig Elbert, Patent No. 419, Volume 46, dated December 8, 1892, described in a conveyance to Donald E. Eckhardt by Otto A. Eckhardt, et ux in Gift Deed dated March 22, 1971, found in Volume 99, Pages 541-543, Deed Records of Gillespie County, Texas. Said 30 ft. wide road easement described by metes and bounds as follows, to-wit:

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THENCE with fence South 173.7 varas;

THENCE with fence West 10.8 varas;

THENCE North 173.7 varas to point in fence line;

THENCE with fence East 10.8 varas to the place of beginning.

This conveyance is expressly made subject to all rights-of-way, easements, restrictions and mineral reservations as the same may be found of record in the Office of the County Clerk of Gillespie County, Texas.

Ad valorem taxes on said property for the current year have been paid.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Grantees, their heirs 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.

EXECUTED this the 22ND day of November, 2011.

Victor W. Eckhardt  
VICTOR ECKHARDT

Jocelyn Eckhardt  
JOCELYN ECKHARDT

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made, and no responsibility for validity of real estate title is assumed by the attorneys preparing this instrument.*

Address of Grantees:

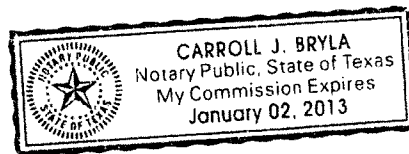
608 South Creek Street  
Fredericksburg, Texas 78624

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 22ND day of November, 2011, by VICTOR ECKHARDT and wife, JOCELYN ECKHARDT.

Carroll J. Bryla  
Notary Public, State of Texas



CJB/emh/REAL ESTATE/warranty deed

4 PGS 20114776  
WD

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VICTOR ECKHARDT AND  
JOCELYN ECKHARDT

TO

RODNEY J. ECKHARDT AND  
MARGIE ECKHARDT

WARRANTY DEED

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF GILLESPIE §

THAT **VICTOR ECKHARDT and wife, JOCELYN ECKHARDT**, of the County of Gillespie and State of Texas, (herein referred to as "Grantors"), for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto **RODNEY J. ECKHARDT and wife, MARGIE ECKHARDT**, (herein referred to as "Grantees") all of our interest in and to the following described real property in Gillespie County, Texas, to-wit:

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Grantees, their heirs 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.

EXECUTED this the 22ND day of November, 2011.

Victor W. Eckhardt  
VICTOR ECKHARDT

Jocelyn Eckhardt  
JOCELYN ECKHARDT

*This instrument was prepared based on information furnished by the parties, and no independent title search has been made, and no responsibility for validity of real estate title is assumed by the attorneys preparing this instrument.*

Address of Grantees:

608 South Creek Street  
Fredericksburg, Texas 78624

THE STATE OF TEXAS §

COUNTY OF GILLESPIE §

This instrument was acknowledged before me on this the 22ND day of November, 2011, by VICTOR ECKHARDT and wife, JOCELYN ECKHARDT.

Carroll J. Bryla  
Notary Public, State of Texas

