

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT 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: October 20, 2015

Grantor: Pensco Trust Company FBO Robert Quinn IRA

Grantor's Mailing Address:

1705 Meadowview Road
Commerce, Texas 75428
Hunt County, Texas

Grantee: Sandra Mahan

Grantee's Mailing Address:

1403 CR 4115
Campbell, Texas 75422
Hunt County, Texas

Consideration: Ten Dollars and other valuable consideration paid by Grantee to Grantor, the receipt of which is hereby acknowledged, and the further consideration of a Real Estate Lien Note of even date that is in the principal amount of Ninety-seven Thousand and 00/100 (\$97,000.00) Dollars, and is executed by Grantee, payable to the order of Grantor. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Larry W. Green, Jr., Trustee.

Property ("Property"):

BEING a tract or parcel of land situated in Hunt County, Texas, being part of the Isaac Smithers Survey, Abstract No. 964, being all of a 35.054 acre tract of land as described in a Trustee's Deed from Michael McCord and Julie McCord to Lincoln Trust Company FBO Robert Quinn with Larry W. Green, Jr. as Trustee as recorded in/under Document

ARP

No. 2014-6557 of Hunt County, Texas, also being part of a 50.000 acre tract of land as described in a Special Warranty Deed from Lincoln Trust Company FBO Robert Quinn to PENSICO Trust Company FBO Robert Quinn as recorded in/under 2014-5031 of Hunt County, Texas and being further described as follows:

BEGINNING at a ½ inch iron rod found for a corner at the northwest corner of said 35.054 acre tract in the center of Hunt County Road No. 4115, said Point of Beginning being further marked by a ½ inch iron rod found at the northwest corner of said 186 acre tract bearing S 89°42'23" W at a distance of 588.58 feet;

THENCE N 89°42'23" E a distance of 286.10 feet to a ½ inch iron rod found for a corner;

THENCE S 00°10'00" E a distance of 25.35 feet to a ½ inch iron rod found for a corner;

THENCE S 87°10'48" E a distance of 265.80 feet to a ½ inch iron rod found for a corner;

THENCE S 89°50'37" E a distance of 82.45 feet to a ½ inch iron rod set for a corner;

THENCE S 00°00'00" E a distance of 2540.80 feet to a ½ inch iron rod set for a corner;

THENCE S 89°45'00" W (Bearing Basis) along a fence, a distance of 634.11 feet to a ½ inch iron rod found for a corner at the southwest corner of said 35.054 acre tract;

THENCE N 00°00'00" W along the west line of said 35.054 acre tract, a distance of 2580.75 feet returning to the Point of Beginning and containing 37.297 acres of land.

Reservations from and Exceptions to Conveyance and Warranty:

1. All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
2. Restrictive covenants as they may affect the herein described property as recorded in Volume 1265, Page 183 and Volume 1300, Page 620, Official Public Records of Hunt County, Texas, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
3. TXU buried gas line running across the Property as reflected on the Survey dated October 22, 2014 prepared by Owens Land Surveying.
4. Terms, conditions and stipulations of on-site wastewater treatment system by and between Corry Wilcoxson and an approved maintenance company in accordance with the permit provisions set out by the Texas Natural Resource Conservation Commission as recorded on October 13, 2006 in Volume 1518, Page 579, Official Public Records of Hunt County, Texas.
5. Easement granted by Corry Wilcoxson to Farmers Electric Cooperative, Inc. as evidenced by the instrument dated August 21, 2006 recorded in Volume 1521, Page 564, Official Public Records of Hunt County, Texas.

028

6. Notice to Purchaser of Utility Service Providers executed by Lincoln Trust Company, Trustee FBO Robert Quinn, recorded in Volume 1300, Page 630, Official Public Records of Hunt County, Texas.
7. Easement granted by Michael McCord and Julie McCord to Farmers Electric Cooperative, Inc. as evidenced by the instrument dated January 14, 2005 recorded in Volume 1296, Page 481, Official Public Records, Hunt County, Texas.
8. Easement granted by Michael McCord and Julie McCord to Farmers Electric Cooperative, Inc. as evidenced by the instrument dated October 3, 2014 recorded in and under Clerk's File Number 2014-11974, Official Public Records of Hunt County, Texas.
9. Terms, conditions and stipulations of on-site wastewater treatment system by and between Michael McCord and Julie McCord and an approved maintenance company in accordance with the permit provisions set out by the Texas Natural Resource Conservation Commission as recorded on March 31, 2006 in Volume 1437, Page 243, Official Public Records of Hunt County, Texas.
10. Notice to Purchaser of Utility Service Providers executed by Lincoln Trust Company, Trustee FBO Robert Quinn, recorded in Volume 1265, Page 193, Official Public Records of Hunt County, Texas.
10. Variances in fence across the Property, North and South Boundary lines as reflected on the Survey dated October 22, 2014 prepared by Owens Land Surveying.
11. Any portion of the Property that lies within County Road Number 4115, as reflected on the Survey dated October 22, 2014 prepared by Owens Land Surveying.
12. The Property shall not be used to conduct any type of junk or salvage yard, either for profit or not; nor shall it ever take on the appearance of a junk or salvage yard.
13. No more than one (1) mobile home shall be permitted on the Property and that mobile home cannot be more than two (2) years old.
14. Invalidity of the restriction set forth herein by judgment, court order, or otherwise, shall in no manner affect any other restrictions, if any, which other restrictions shall remain in full force and effect.
15. The restrictions shall run with the land and shall be binding upon all parties claiming under them.
16. Grantee assumes all ad valorem taxes from and after January 1, 2015.

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, Grantee's 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 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

RR

reservations from and exceptions to warranty.

The vendor's lien against and superior title to the Property are retained until the 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.

Pensco Trust Company, FBO Robert Quinn

By: _____

Angela Quinn Roberts
Robert Quinn, by and through his Attorney-In-Fact, Angela Quinn Roberts

(Acknowledgment)

State of Colorado §

County of Denver §

Before me, a Notary Public, on this day personally appeared _____, in the capacity of _____ for Pensco Trust Company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2015.

S E A L :

Notary Public, State of Colorado

(Acknowledgment)

State of Texas §


County of Hunt §

Before me, a Notary Public, on this day personally appeared Angela Quinn Roberts, known to me through identification of Texas Driver's License, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 20th day of October, 2015.

S E A L:





Notary Public, State of Texas

Prepared By:

Pemberton, Green, Newcomb & Weis
P.O. Box 765
Greenville, Texas 75403-0765
File No. 11,413-589

After Recording, Return To:

North Texas Title Co.
GF# 48471