

Lands Partitioned to
MICHAEL GORDON STOKES

1) That, **MICHAEL GORDON STOKES**, shall from henceforth have, hold, possess and enjoy in severalty, by himself, and to him and his heirs, executors, administrators and assigns, for his part, share and portion of the Property, free from any and all claims of the other parties hereto, all of the SURFACE ESTATE ONLY in and to following-described tract of land situated in Shackelford County, Texas, to-wit:

Being 33.58 acres of land being out of Survey 37, University Land, A-1485, and being all of Tract 3 as described in Volume 385, Page 736, Deed Records, Shackelford County, Texas.

BEGINNING at a fence corner in the North line of County Road 128 for the Southeast corner of Tract 3 as described in Volume 385, Page 736, and the Northeast corner of the tract described in Volume 104, Page 547, from which the Southeast corner of the survey bears S. 0° 11' 02" E. 40.00'; THENCE N. 89° 32' 34" W. with the North line of the County road and the North line of the tract described in Volume 104, Page 547, a distance of 1087.26' to a fence corner found for the Southwest corner of Tract 3 of Volume 385, Page 736, for the Southwest corner of this tract;

THENCE with the West and North line of Tract 3 of Volume 385, Page 736, as follows:

N. 05° 54' 11" W. a distance of 447.88' to a found ½" iron pin;
N. 14° 06' 13" E. a distance of 40.13' to a fence corner;
N. 09° 05' 55" E. a distance of 76.17' to a fence corner;
N. 05° 06' 35" E. a distance of 34.97' to a fence corner;
N. 85° 23' 33" E. a distance of 48.48' to a fence corner;
N. 85° 13' 24" E. a distance of 118.93' to a fence corner;
N. 03° 48' 54" W. a distance of 159.21' to a fence corner;
S. 87° 45' 14" W. a distance of 101.15' to a fence corner;
N. 12° 19' 46" W. a distance of 466.90' to a fence corner;
N. 53° 48' 03" E. a distance of 253.70' to a fence corner;
S. 87° 12' 04" E. a distance of 945.00' to a ½" iron pin found in the East line of Survey 37 for the Northeast corner of Tract 3 of Volume 385, Page 736, and being the Northeast corner of this tract;

THENCE S 00° 11' 02" E. with the East line of the survey and the East line of Tract 3 of Volume 385, Page 736, a distance of 1331.66' to the PLACE OF BEGINNING and containing 33.58 acres of land.

SUBJECT TO any and all valid and subsisting covenants, reservations, restrictions, easements and right of ways properly found of record.

And, the other parties hereto, **SHARON SUE BULLARD** and **MARSHALL CRAIG STOKES**, have GRANTED, RELEASED, CONFIRMED, and CONVEYED and by these presents do hereby GRANT, RELEASE, CONFIRM and CONVEY unto the said **MICHAEL GORDON STOKES**, as his sole and separate property and estate, the property described above.

TO HAVE AND TO HOLD the above-described property and premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever.

And, Grantors do hereby bind Grantors, their heirs, executors, administrators, successors and/or assigns, to warrant and forever defend all and singular the said property and premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantors, but not otherwise.
