



WARRANTY DEED WITH VENDOR'S LIEN

**DATE:** May 15, 1998

**GRANTOR:** James Allen Wilkinson and Anne M. Wilkinson

**GRANTOR'S MAILING ADDRESS:** 12919 Bowing Oaks Drive, Cypress,  
(including county) Harris County, Texas 77429

**GRANTEE:** Christopher J. Gasca and Jennifer J. Gasca

**GRANTEE'S MAILING ADDRESS:** 814 South Alamo Street, Weatherford,  
(including county) Parker County, Texas 76086

**CONSIDERATION:** Ten and No/100 Dollars (\$10.00) cash in hand paid by Grantee, and other valuable considerations to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged; and the further consideration of FORTY-FIVE THOUSAND THREE HUNDRED FORTY-ONE AND NO/100 DOLLARS (\$45,341.00) cash in hand paid by Graham Savings and Loan, FA, at the special instance and request of the Grantee herein as part of the purchase price of the hereinafter described property, receipt of which is hereby acknowledged, said \$45,341.00 being evidenced in promissory note of even date herewith executed by Grantee in the original principal sum of \$45,341.00, payable to the order of Graham Savings and Loan, FA, payable as stated therein and bearing interest as therein provided; the payment of which note is secured by the vendor's lien herein retained and transferred hereby to said Graham Savings and Loan, FA, and is additionally secured by a Deed of Trust of even date herewith to Danny K. Buckalew, Trustee;

Grantee assumes payment of the 1998 ad valorem taxes.

**PROPERTY** (including any improvements):

**TRACT ONE:**

Being 29.445 acres of land out of the J. W. Frazier Survey, Abstract No. 214, Jack County, Texas, and being out of the East part of a certain 42.568 acres tract deeded to Eddie Bowman and Dickie Sue Bowman from R. A. Kelsey and L. D. Burnett dated April 11, 1973 and recorded in Volume 338, Page 133 of the Deed Records of Jack County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod set at the southeast corner of said tract, and in the north line of F.M. Highway No. 2210 for the southeast and beginning corner of this tract. Whence the Northwest corner of T.E. & L. Co. Survey No. 2709 bears South 89 deg. 49 min. West 1315.56 feet, South 117.28 feet and West 1430.56 feet; THENCE South 89 deg. 49 min. West 914.08 feet with the south line of said tract and the north line of said Highway set 3/8 inch iron rod for the southwest corner of this tract;

THENCE North 1403.05 feet set 3/8 inch iron rod in the north line of said tract for the northwest corner of this tract;

THENCE North 89 deg. 53 min. 59 sec. East 915.15 feet found 1 inch iron pipe at the northeast corner of said tract for the northeast corner of this tract;

THENCE South no deg. 02 min. 37 sec. West 1401.73 feet with the east line of said tract to the place of beginning.

**TRACT TWO:**

Being 13.000 acres of land out of the John W. Frazier Survey, Abstract No. 214, Jack County, Texas, and being out of the west part of a certain 42.568 acres tract of land described in Volume 338, Page 133 of the Deed Records of Jack County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a set 3/8 inch iron rod at the southwest corner of said tract, and in the north line of F.M. Highway No. 2210 for the southwest and beginning corner of this tract. Whence the Northwest corner of T.E. & L. Co. Survey No. 2709 bears South 117.28 feet and West 1430.56 feet;

THENCE North no deg. 10 min. 04 sec. West 1403.63 feet with the west line of said tract, found 1/2 inch iron rod at the northwest corner of said tract for the northwest corner of this tract;

THENCE North 89 deg. 53 min. 59 sec. East 405.59 feet along fence and with the north line of said tract set 3/8 inch iron rod for the northeast corner of this tract;

THENCE South 1403.05 feet set 3/8 inch iron rod in the north line of said Highway and the south line of said tract set 3/8 inch iron rod for the southeast corner of this tract;

THENCE South 89 deg. 49 min. West 401.48 feet with the south line of said tract and the North line of said Highway to the place of beginning.

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

(1) SAVE AND EXCEPT the mineral reservations in Deed executed by Dickie Sue Bowman Grier to Veterans Land Board dated August 22, 1988, recorded in Volume 543, Page 193, Deed Records of Jack County, Texas.

(2) SAVE AND EXCEPT all of the oil, gas and other minerals in and under Tract Two above described.

(3) Any oil, gas and mineral leases or right of way easements affecting the above described property as shown of record in the Deed Records of Jack County, Texas.

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 anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor hereby 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 reservations from and exceptions to 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 shall be absolute.

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

EXECUTED on the date and year first above written.

\_\_\_\_\_  
James Allen Wilkinson

\_\_\_\_\_  
Anne M. Wilkinson

**(Acknowledgment)**

THE STATE OF TEXAS )

COUNTY OF HARRIS )

This instrument was acknowledged before me on the \_\_\_\_ day of May, 1998, by James Allen Wilkinson and Anne M. Wilkinson.

\_\_\_\_\_  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Gault & Gault  
P. O. Box 817  
Mineral Wells, Texas 76068

**PREPARED IN THE LAW OFFICE OF:**

Gault & Gault, L.L.P.  
P. O. Box 817  
Mineral Wells, Texas 76068