

GF#: 2014011Recording Fees: \$ 29.00

**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**

Filed this 18<sup>th</sup> day of Feb 2014  
2:30 p M

**WARRANTY DEED WITH VENDOR'S LIEN**

KAREN NEWMAN  
 County Clerk, Blanco County, Texas  
 By Carmel DeSpain Deputy

DATE: February 14, 2014

GRANTOR: TERRY CASPARIS, JOINED PRO-FORMA BY SPOUSE,  
JOYCE HUMBLEGRANTEE: JULIUS B. CHIMENE AND SPOUSE, PATRICIA T. CHIMENE  
(also known as Patricia Terrell Chimene)GRANTEE'S MAILING ADDRESS: 1907 Red Fox Road, Austin  
Travis County, Texas 78734**CONSIDERATION:**

TEN AND NO/100 DOLLARS (\$10.00) and a note that is in the principal amount of TWO HUNDRED AND THIRTY-FOUR THOUSAND, ONE HUNDRED AND NO/100 DOLLARS (\$234,100.00) and is executed by Grantee, payable to the order of CAPITAL FARM CREDIT, FLCA. The note is secured by a vendor's lien in favor of CAPITAL FARM CREDIT, FLCA, in this Deed and by a Deed of Trust from Grantor to BEN R. NOVOSAD, Trustee.

**PROPERTY (including any improvements):**

BEING a 32.00 acre tract of land, more or less, being in Blanco County, Texas, and being a portion of that 106.62 acre share no. 1 described in Volume 473, Page 604 of the Official Public Records of said county, situated in the E. Nelson Survey No. 6, Abstract No. 442 in said county, said 32.00 acres being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes;

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

1. Taxes for the current year, all restrictions, covenants, conditions, easements, reservations, leases, mineral severances, and other instruments that affect the property and are shown in the public records of Blanco County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities that affect the property;
2. The following restrictions:
  - A. The Property may not be subdivision into tracts of less than ten (10) acres;
  - B. Recreational vehicles or travel homes may be used as temporary living quarters as long as they are not visible from any point along Flat Creek Road;
  - C. The following activities are prohibited on the property: dumping of rubbish; inoperable vehicles sitting out in the open longer than six (6) months; commercial operations related to swine, goats, or fowl, and commercial hunting, shooting and shooting ranges.

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 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 said 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.

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 described. The vendor's lien and superior title to the property are retained for the benefit of CAPITAL FARM CREDIT, FLCA, are transferred to that party without recourse on Grantor.

Current ad valorem taxes having been prorated, the payment thereof is assumed by Grantee.

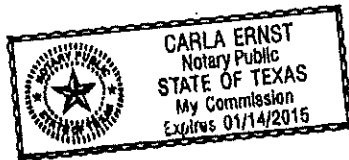
  
TERRY CASPARIS

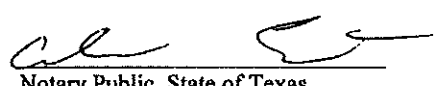
  
JOYCE HUMBLE

STATE OF TEXAS            )

COUNTY OF BLANCO        )

Acknowledged before me this 14th day of February, 2014 by TERRY CASPARIS AND JOYCE HUMBLE.



  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Mr. and Mrs. Julius B. Chimene  
1907 Red Fox Road  
Austin, Texas 78734

PREPARED IN THE LAW OFFICE OF:

Dean C. Myane  
P. O. Box 787  
Blanco, Texas 78606

**HAMBRIGHT LAND SURVEYING**

P.O. BOX 1226  
JOHNSON CITY, TEXAS 78636

PHONE: (830) 868-2574  
FAX: (830) 868-2576

JANUARY 27, 2014, JOB NO. 014-020: FIELD NOTE NO. 014-020,  
PROJECT: 32.00 ACRES

FIELD NOTES

A DESCRIPTION OF A 32.00 ACRE TRACT OF LAND BEING A PORTION OF THAT 106.62 ACRE SHARE NO. 1 DESCRIBED IN VOLUME 473, PAGE 604 OF THE OFFICIAL PUBLIC RECORDS OF BLANCO COUNTY, TEXAS, SITUATED IN THE E. NELSON SURVEY NO. 6, ABSTRACT NO. 442 IN SAID COUNTY, SAID 32.00 ACRES AS SHOWN ON THE ACCOMPANYING MAP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a nail set for the southwest corner of said 32.00 acres, being the southwest corner of said 106.62 acres, being the southeast corner of that certain 4.45 acre tract of land described in Volume 224, Page 347 of the Official Public Records of said County, being in the north line of that certain 5.03 acre tract of land described in Volume 476, Page 356 of the Official Public Records of said County and being in the centerline of Flat Creek Road (County Road);

THENCE along the west line of said 32.00 acres, being the west line of said 106.62 acres and being the east line of said 4.45 acres, N06°42'58"W, 1046.71 feet to a 1/4 inch iron rod set for the northwest corner of said 32.00 acres;

THENCE along the north and east lines of said 32.00 acres, crossing said 106.62 acres, N66°12'07"E, 1096.81 feet to a 1/4 inch iron rod set for the northeast corner of said 32.00 acres and S52°25'20"E, 966.67 feet to a nail set for the southeast corner of said 32.00 acres, being in the south line of said 106.62 acres, being in the north line of that certain 98.24 acre Share No. 2 described in Volume 473, Page 604 of the Official Public Records of said County and being in the centerline of said County Road;

THENCE along the south line of said 32.00 acres, being the south line of said 106.62 acres, being the north line of said 98.24 acres and being the centerline of said County Road, the following three (3) courses;

1. S60°49'17"W, 1310.34 feet to a nail set,
2. S60°37'59"W, 168.52 feet passing the north line of said 5.03 acres to a nail set,
3. S64°20'59"W, 395.28 feet to the POINT OF BEGINNING containing 32.00 acres of land, more or less.



FN 014-020

STATE OF TEXAS  
COUNTY OF BLANCO  
I hereby certify that this instrument was FILED in File Number Sequence on the date and the time stamped hereon by me and was duly RECORDED in Official Public records of Blanco County, Texas on

FEB 18 2014



Karen Newman  
COUNTY CLERK  
BLANCO COUNTY, TEXAS

"Exhibit A"

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