

THIS IS TO CERTIFY: that the plat hereon correctly reflects the results of a survey made by me on the ground covering all that certain tract or parcel of land, the lines and dimensions of said property being as indicated by the plat.

DESCRIPTION: All that certain tract or parcel of land situated in the E. BRAZIER HRS, A-351, 6 miles South, 60° East of the town of Linden in Cass County, Texas;

TRACT NO. 1

BEGINNING at an iron stake for the Northeast corner of said tract being in the South line of the M. P. HALL HRS and at the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE: South 487.39 ft. to an iron pin in the South edge of a county road for a corner;

THENCE: N 50° 36' W 210.5 ft. to a point; THENCE: N 64° 42' W 239.0 ft. with a county road to a point; THENCE: S 84° 42' W 261.0 ft. with a county road to a point; THENCE: S 80° 47' W 947.0 ft. with said road to a point; THENCE: N 27° 25' W 387.0 ft. with said road to a point; THENCE: N 52° 16' 58" W 167.98 ft. to a 1/2 in. iron pin for a corner;

THENCE: East 1892.08 ft. to the POINT OF BEGINNING and containing 13.42 acres of land more or less.

TRACT NO. 2

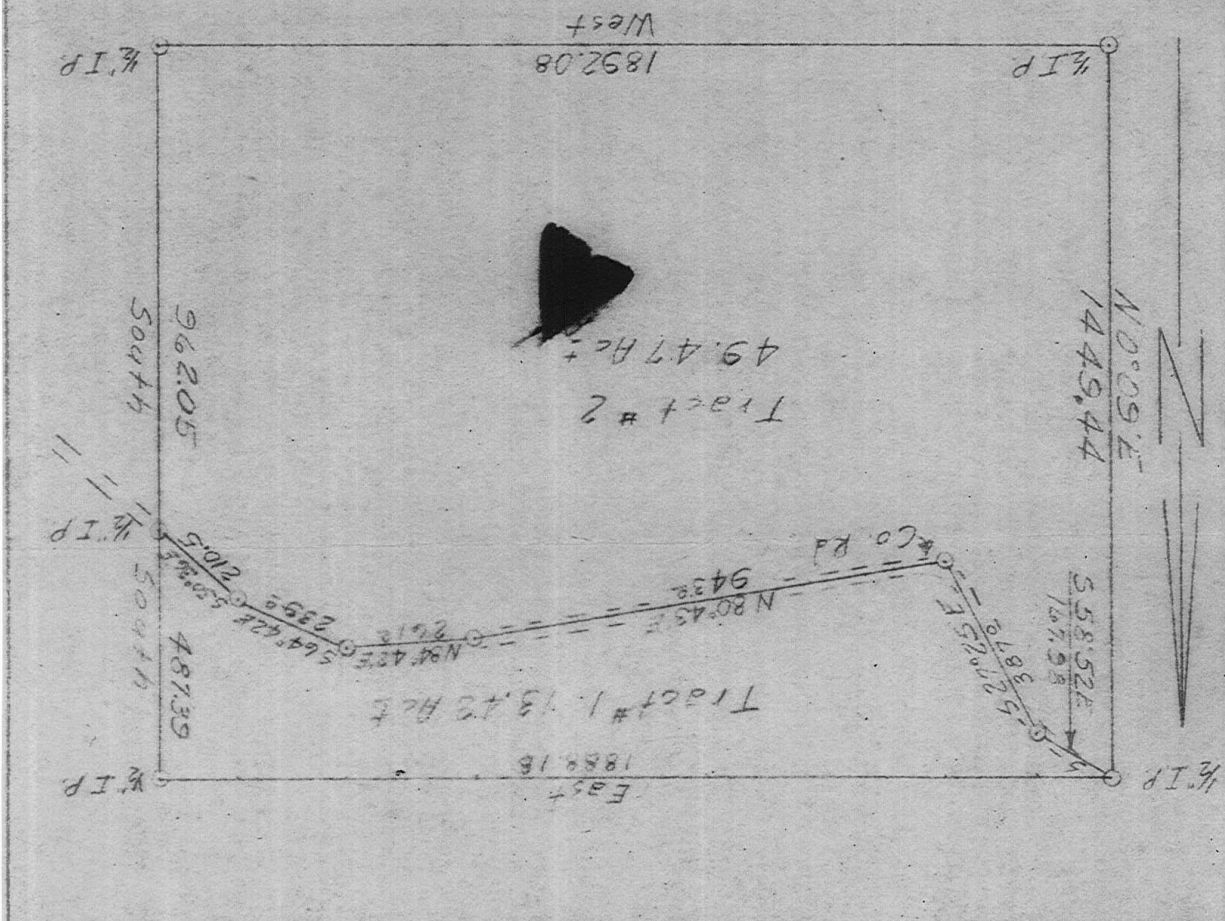
BEGINNING at a point 487.39 ft. South from the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE: South 962.05 ft. to a 1/2 in. iron pin for a corner;

THENCE: West 1892.08 ft. to a 1/2 in. iron pin for a corner;

THENCE: N 0° 09' E 1749.44 ft. to a 1/2 in. iron pin in the South edge of a county road for a corner;

THENCE: S 58° 52' E 167.98 ft. with a county road to a point; THENCE: S 27° 25' E 387.0 ft. with said road to a point; THENCE: N 80° 43' E 943.0 ft. with said road to a point; THENCE: S 64° 42' E 239.0 ft. with said road to a point; THENCE: S 50° 36' E 210.5 ft. to the POINT OF BEGINNING and containing 49.47 acres of land more or less.



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1063

WARRANTY DEED

STATE OF TEXAS  
COUNTY OF CASS  
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0  
0  
KNOW ALL MEN BY THESE PRESENTS:

That we, FLAY C. SPEER and JAMES H. VERSCHOYLE of the County of Cass and State of Texas; and DONALD A. SPEER of Chevelah, Washington; acting herein individually and as attorneys for the heirs of ELVAY SPEER PETERSON, deceased, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED and by these presents do GRANT, SELL AND CONVEY unto GEORGE E. BRADSHAW of the State of New

SELL AND CONVEY unto GEORGE E. BRADSHAW of the State of New Mexico, and WINSTON SULLIVAN, of the County of Cass and State of Texas, all of the following described real property in Cass County, Texas, to-wit;

All that certain tract or parcel of land situated in the E. FRAZIER HRS., A-351, 6 miles South 60 deg East of the town of Linden in Cass County, Texas;

BEGINNING at a point 487.39 ft. South from the North-west corner of a 25 acre tract for B. C. Goodman; THENCE South 962.05 feet to a 1/2 in. iron pin for a corner; THENCE West 1892.08 ft. to a 1/2 in. iron pin for a

corner;  
THENCE N 0 deg 09' E 1449.44 ft. to a 1/2 in. iron  
pin in the South edge of a county road for corner;  
THENCE S 58 deg 52' E 167.98 ft. with a county road  
to a point;

THENCE S 27 deg 25' E 387.0 ft with said road to a point;

THENCE N 80 deg 43' E 943.0 ft. with said road to a point;  
THENCE N 84 deg 42' E 261.0 ft. with said road to a point;  
THENCE S 64 deg 42' E 239.0 ft with said road to a point;  
THENCE S 50 deg 36' E 210.5 ft to the POINT OF BEGINNING and containing 49.47 acres of land more or less. This tract being a portion of the property described in that certain Warranty Deed dated 2 63, recorded in Vol. 450, Page 347, Deed Records of Cass County, Texas.

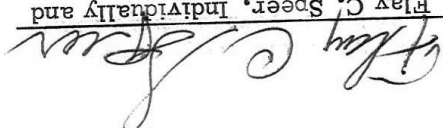
This conveyance is made subject to that certain right-of-way executed by D. B. Speer et al to State of Texas, recorded in Vol. 420, Page 539, Deed Records of Cass County, Texas.

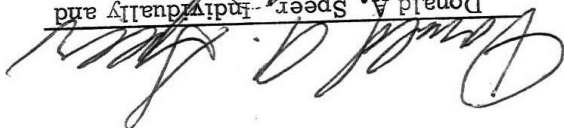
This conveyance is made subject to that easement executed by Elvay Speer Peterson to Southwestern Bell Telephone Company, dated 4-1-74, recorded in Vol. 563, Page 454, Deed Records of Cass County, Texas.

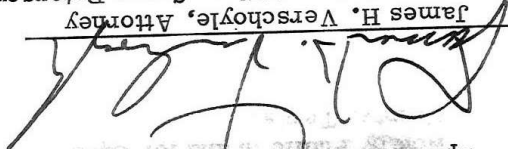
It is specifically understood and agreed the grantors herein reserve unto themselves, their principals, their heirs and assigns all oil, gas and other minerals in and under the real property herein described and conveyed, together with right of ingress, and egress, mining and oil drilling privileges appurtenant thereto.

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 13<sup>th</sup> day of February, 1976.

  
Elva C. Speer, Individually and  
as Attorney for the heirs of Elva  
Speer Peterson, Deceased.

  
Donald A. Speer, Individually and  
as Attorney for the heirs of Elva  
Speer Peterson, Deceased.

  
James H. Verschoyle, Attorney  
for the heirs of Elva Speer Peterson,  
Deceased.

SCHEDULE A

POLICY NO. 14-074528

DATE OF POLICY 3 / 17 / 76

NAME OF INSURED

GEORGE E. BRADSHAW and WINSTON SULLIVAN

AMOUNT \$ 15,898.41

1. The estate or interest in the land insured by this policy is: Fee Simple

2. The land referred to in this policy is described as follows:

Being two tracts of land situated in the E. Frazier HRS, A-351, 6 miles South, 60° East of the town of Linden in Cass County, Texas,

TRACT NO. 1:

BEGINNING at an iron stake for the Northeast corner of said tract being in the South line of the M. R. Hall HRS and at the Northwest corner of a 25 acre tract for E. C. Goodman; THENCE South 487.39 ft. to an iron pin in the South edge of a county road for a corner; THENCE N 50°36'W 210.5 ft. to a point; THENCE N 64°42'W 239.0 ft. with a county road to a point; THENCE S 84°42'W 261.0 ft. with a county road to a point; THENCE S 80°43'W 943.0 ft. with said road to a point; THENCE N 27°25'W 387.0 ft. with said road to a point; THENCE N 58°52'W 167.98 ft. to a 1/2 in. iron pin for a corner; THENCE East 1888.18 ft. to the POINT OF BEGINNING and containing 13.42 acre of land, more or less.

(CONTINUED ON RIDER ATTACHED HERETO.)

Commercial Standard Title Insurance Company

Rider attached to and forming a part of Commercial Standard Title Insurance Company policy or binder  
number 14-074528

Continuation of SCHEDULE \_\_\_\_\_  
A

PROPERTY DESCRIPTION: (continued)

TRACT NO. II:

BEGINNING at a point 487.39 ft. South from the Northwest corner of  
a 25 acre tract for E. C. Goodman;  
THENCE South 962.05 ft. to a 1/2 in. iron pin for a corner;  
THENCE West 1892.08 ft. to a 1/2 in. iron pin for a corner;  
THENCE N 0°09'E 1449.44 ft. to a 1/2 in. iron pin in the South edge  
of a county road for a corner;  
THENCE S 58°52' E 167.98 ft. with a county road to a point;  
THENCE S 27°25' E 387.0 ft. with said road to a point;  
THENCE N 80°43'E 943.0 ft. with said road to a point;  
THENCE N 84°42'E 261.0 ft. with said road to a point;  
THENCE S 64°42'E 239.0 ft. with said road to a point;  
THENCE S 50°36'E 210.5 ft. to the POINT OF BEGINNING and containing  
49.47 acres of land, more or less.

This policy is subject to the Conditions and Stipulations hereof, the terms and conditions of the leases or easements insured, if any, shown in Schedule A, and to the following matters which are additional exceptions from the coverage of this policy:

1. Restrictive covenants affecting the land described or referred to above.
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Taxes for the year 19 7 6 and subsequent years.

4. The following lien(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s):

NONE OF RECORD

5. All oil, gas and other minerals in and under the captioned property, together with rights of ingress and egress, mining and oil drilling privileges appurtenant thereto, heretofore reserved by predecessors in title.

6. Subject to right of way described in instrument from D. B. Speer et al to State of Texas, recorded in Volume 420, Page 539, Deed Records of Cass County, Texas.

7. Subject to easement from Elvay Speer Peterson to Southwestern Bell Telephone Company, dated April 1, 1974, recorded in Volume 563, Page 454, Deed Records of Cass County, Texas.

8. Subject to any visible and apparent easements.

9. Subject to any portion of captioned property contained within a public or private road or highway.

10. All rights and claims of co-tenants, their heirs, successors or assigns in and to the insured premises, including, but not limited to, rights of partition, claims for improvements or reimbursement for improvements, owelty and any and all other claims by and between co-tenants.

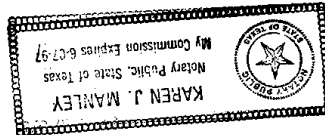
WARRANTY DEED

\*  
\* KNOW ALL MEN BY THESE PRESENTS:  
\*

Further, this conveyance is made subject to that Easement executed by Elvay Speer Peterson to Southwestern Bell Telephone Company, dated the 1st day of April, 1974, recorded Volume 563, Page 454, Deed Records of Cass County, Texas.

P. O. Box 847  
Linden, Texas 75563

ADDRESS OF GRANTEE:



MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE  
OF TEXAS

*Karen J. Manley*

of July, 1996.

This instrument was acknowledged before me by DOROTHY MARIE  
BRADSHAW (presently known as Dorothy Marie Hill), on the 26<sup>th</sup> day

COUNTY OF CASS

STATE OF TEXAS

DOROTHY MARIE BRADSHAW, individually  
and as Independent Executrix of the  
Estate of George E. Bradshaw, Deceased

*Dorothy Marie Bradshaw*

EXECUTED this the 26<sup>th</sup> day of July, 1996.

same or any part thereof.

TO HAVE AND TO HOLD the above described premises, together  
with all and singular the rights and appurtenances thereunto in  
anywise belonging unto the said grantees, their heirs and assigns  
forever; and I do hereby bind myself, my 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

TRACT ONE:

All that certain tract or parcel of land situated in the E. Frazier HRS., A-351, 6 miles South 60 deg. East of the Town of Linden in Cass County, Texas;

BEGINNING at an iron stake for the Northeast corner of said tract being in the South line of the M. R. Hall HRS and at the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE South 487.39 feet to an iron pin in the South side edge of a county road for a corner;

THENCE N 50 deg. 36' W 210.5 ft. to a point;

THENCE N 64 deg. 42' W 239.0 ft. with a county road to a point;

THENCE S 84 deg. 42' W 261.0 ft. with a county road to a point;

THENCE S 80 deg. 43' W 943.0 ft. with said road to a point;

THENCE N 27 deg. W 387.0 ft. with said road to a point;  
THENCE N 58 deg. 52' W 167.98 ft. to a 1/2 inch iron pin for corner;

THENCE East 1888.18 ft. to the POINT OF BEGINNING and containing 13.42 acres of land, more or less.

This tract being a portion of the property described in that certain Warranty Deed dated 2 63, recorded in Vol. 450, Page 347, Deed Records of Cass County, Texas; and also being the same land described in that certain Warranty Deed dated the 1st day of March, 1976, from Elvay C. Speer, individually and as attorney for the heirs of Elvay Speer Peterson, Deceased, et al, to George E. Bradshaw and Winston Sullivan, recorded Volume 582, Page 132, Deed Records of Cass County, Texas.

TRACT TWO:

All that certain tract or parcel of land situated in the E. Frazier HRS., A-351, 6 miles South 60 deg. East of the Town of Linden in Cass County, Texas;

BEGINNING at a point 487.39 ft. South from the Northwest corner of a 25 acre tract for E. C. Goodman;

THENCE South 962.05 feet to a 1/2 in. iron pin for a corner;

THENCE West 1892.08 ft. to a 1/2 in. iron pin for a corner;

THENCE N 0 deg. 09' E 1449.44 ft. to a 1/2 in. iron pin the South edge of a county road for corner;

THENCE S 58 deg. 52' E 167.98 ft. with a county road to a point;

THENCE S 27 deg. 25' E 387.0 ft. with said road to a point;

THENCE N 80 deg. 43' E 943.0 ft. with said road to a point;

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THENCE S 64 deg. 42' E 239.0 ft. with said road to a point;

THENCE S 50 deg. 36' E 210.5 ft. to the POINT OF BEGINNING and containing 49.47 acres of land, more or less.

This tract being a portion of the property described in that certain Warranty Deed dated 2 63, recorded in Vol. 450, Page 347, Deed Records of Cass County, Texas; and, also being the same land described in that certain Warranty Deed dated the 13th day of February, 1976, from Ray C. Speer, individually and as attorney for the heirs of Elvay Speer Peterson, Deceased, to George E. Bradshaw and Winston Sullivan, recorded Volume 582, Page 127, Deed Records of Cass County, Texas.

CLERK OF COUNTY OF CASS

I, WILMA O'RAND, 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 the volume and page of the records of Cass County, Texas as stamped hereon by me on 7-31



Wilma O'Rand  
County Clerk of  
Cass County, Texas

GF 02-424

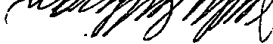
That the undersigned, WINSTON SULLIVAN and wife, JUDY SULLIVAN, MARLON SULLIVAN and JINA M. SULLIVAN t/k/a Regina Sullivan Granberry of Cass County, Texas, hereinafter called Grantors, for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00) the receipt and sufficiency of which are herein acknowledged, shall and do hereby grant, sell, convey, assign and deliver unto MELVIN CURTIS HOLLAND and wife, JERRIE SUE HOLLAND of Nacogdoches County, Texas, hereinafter called Grantee, a non-exclusive easement and right-of-way and being more particularly described as follows:

Thence: with the center of said drive the following courses: N 07° 01' 59" E, 157.79'; N 14° 35' 09" E, 58.47'; N 21° 51' 36" E, 52.06' and N 26° 56' 40" E, 66.43' to a point in the South line of a 57.03 acre tract as described in a Contract of Sale and Purchase recorded in Vol. 587, Page 699, the North line of the above described tract, from which a 15" Sweetgum fence corner tree found for the Northeast corner of said 13.42 acre tract bears N 88° 04' E, 122.6'.

The Easement and Right-of-Way with the rights and privileges herein granted, shall be used for the purpose of providing pedestrian and vehicular ingress and egress to **MELVIN CURTIS HOLLAND and wife, JERRIE SUE HOLLAND**, their heirs, successors and assigns, over, upon and across the herein described property described. The Easement shall be perpetual and non-exclusive and shall pass with each successive owner of all or any part of the property presently owned by Grantee.

Grantors herein warrant and forever defend to Grantee the easement and the rights associated therewith against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

DATED this 10th day of July, 2002.

  
 William Sullivan  
  
 William Sullivan  
  
 William Sullivan  
  
 William Sullivan  
  
 William Sullivan