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THE STATE OF TEXAS ⌇
⌇ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WEBB ⌇

154900

THAT I, Sam Stockbridge, also known as Samuel Stockbridge, Individually and as Independent Executor of the Estate of Teresa Jimenez Stockbridge, Deceased, joined by my wife, Maria de Jesus G. Stockbridge, and joined by my sons, Joe H. Stockbridge and Sam A. Stockbridge, Jr., all of Webb County, Texas, hereinafter called "Grantors", for the consideration hereinafter stated, paid and to be paid by Thomas G. Wilson and August C. Richter of Laredo, Webb County, Texas, hereinafter called "Grantees", have BARGAINED, GRANTED, SOLD AND CONVEYED, and by these presents do hereby BARGAIN, GRANT, SELL AND CONVEY the following described property situated in the County of Webb and State of Texas, to-wit:

Approximately 1,261.95 acres, more or less, of land located Northwest of the City of Laredo, Webb County, Texas, together with all improvements situated thereon, which acreage comprises the Stockbridge Farm and is described by metes and bounds, as follows:

FIRST TRACT 1191.95 acres of land, more or less, out of Porcion 9, Abstract 41, in Webb County, Texas, and being described by metes and bounds, as follows:

BEGINNING at the upper corner of Porcion 9 in the name of Blas Maria Diaz on the left bank of the Rio Grande River, same being also the lower corner of Porcion 8;

THENCE N. 67° 40' East with the common boundary of Porciones 8 and 9, 2756 varas to the intersection of said boundary line with the Northeast right-of-way of the MINES-Laredo Public Road for a North corner hereof;

THENCE S. 66° 59' E. with said right-of-way line at 281.7 varas to a stake set in the Southeast boundary line of Share 7 out of Partition of Porcion 9, same also being the South corner of a 0.95 acre tract set aside to Antonio Rodriguez as per the Partition Suit Stockbridge vs. Gomez, et al;

THENCE N. 67° 40' E. with said Southeast Boundary line of Share 7 at 263.9 varas set a stake for the East corner of said 0.95 acre tract, at 786 varas the West bank of Sta. Isabel Creek, at 876 varas East bank of Sta. Isabel Creek and at 2438.9 varas the Southeast corner of an 89.05 acre tract conveyed by Sam Stockbridge to Dario Diaz, et al, out of Porcion 9;

THENCE N. 22° 19' W. at 200.2 varas to a stake set in the common boundary line of Porciones 8 and 9, it also being the North corner of an 89.05 acre tract out of Porcion 9, made for Dario Diaz, et al;

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THENCE N. 67° 40' E. with said boundary line of Porciones 8 and 9, at 1032 varas to a stake in fence corner for the extreme Northeast corner of this Survey;

THENCE S. 22° 05' E. at 275 varas the Northwest corner of the Clifton land at 1050 varas to a stake, the Southeast corner of this Survey in the common boundary line of the Porciones 9 and 10, it also being the Southwest corner of the Clifton pasture;

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THENCE S. 68° 00' W. with the said common boundary line of Porciones 9 and 10 at 7598.4 varas to the common corner of Porciones 9 and 10 on the left bank of the Rio Grande River for the extreme South corner of this Survey;

THENCE up the River with its meanders as follows: N. 02° 30' E. along left bank and with meanders of river 397.0 varas to a stake; N. 42° 30' E. 220 varas to a stake; N. 55° 13' E. 256 varas to a stake; N. 70° 21' E. 326.2 varas to a stake; and N. 31° 50' E. 329.0 varas to a stake;

THENCE N. 07° 33' E. at 359.4 varas to the place of beginning.

SECOND TRACT 62.50 acres of land, more or less, out of an 89.05 acre tract in Porcion 9, Abstract 41, in Webb County, Texas, and being described as follows:

BEGINNING at a post in fence corner on the Southeast line of Porcion No. 8 and the Northwest line of Porcion No. 9, which corner bears N. 67° 40' E. 5453.2 varas from the Southwest corner of Porcion No. 8 and the Northwest corner of Porcion No. 9, on the left bank of the Rio Grande River for the Northeast corner hereof;

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THENCE S. 22° 20' E. along fence at 200.2 varas a post for the Southeast corner hereof in fence corner;

THENCE S. 67° 41' W. along fence and across Santa Isabel Creek at 1787.0 varas a stake for the Southeast corner of Part 3 of this Partition and the Southwest corner hereof;

THENCE N. 22° 20' W. along the Northeast line of Part 3 of this partition at 199.68 varas a stake under fence for the Northeast corner of Part 3 of this partition and the Northwest corner hereof on the Northwest line of Porcion No. 9 and the Southeast line of Porcion No. 8;

THENCE N. 67° 40' E. along fence and the Southeast line of Porcion No. 8 and the Northwest line of Porcion No. 9 and across Santa Isabel Creek at 1787.0 varas to the place of beginning;

and being one of the tracts set aside to Sam Stockbridge in Cause No. 21,466, in the 111th District Court of Webb County, Texas.

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THIRD TRACT 7.5 acres of land, more or less, out of an 89.05 acre tract in Porcion 9, Abstract 41, in Webb County, Texas, and being described as follows:

BEGINNING at a stake Northeast corner of Part No. 2 of this partition on the Southeast line of Porcion No. 8 and the Northwest line of Porcion No. 9, which corner bears N. 67° 40' E. 3454.1 varas from the Southwest corner of Porcion No. 8 and the Northwest corner of Porcion No. 9 on the left bank of the Rio Grande River, for the Northwest corner hereof;

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THENCE N. 67° 40' E. along fence and the common line between Porciones 8 and 9 at 212.1 varas a stake, the Northwest corner of Part No. 1 of the Partition for the Northwest corner hereof;

THENCE S. 22° 20' E. along the Southwest line of Part 1 of this Partition at 199.68 varas a stake under fence for the Southwest corner of Part 1 of this Partition for the Southeast corner hereof;

THENCE S. 67° 41' W. along fence at 212.1 varas a stake for the Southeast corner of Part No. 2 of this Partition and the Southwest corner hereof;

THENCE N. 22° 20' W. along the Northeast line of Part 2 of the Partition at 199.65 varas the place of beginning;

and being one of the tracts set aside to Sam Stockbridge in Case No. 21,466 in the 111th District Court of Webb County, Texas.

This conveyance shall cover the entire oil, gas and/or other mineral estate in and to the above described property, the Grantor, Sam Stockbridge, however, reserving unto himself, his heirs and assigns, as a term non-participating royalty interest an undivided one-thirty second (1/32nd) interest in and to all of the oil and gas only in and under the above described property, such royalty excepted and reserved for a term of twenty years from this date. At the expiration of said term the Grantees, their heirs and assigns, shall be vested with a title to the undivided interest in and to the oil and gas in this paragraph excepted and reserved.

Grantees shall have the right to execute any oil, gas and other mineral lease without the necessity of the joinder of the Grantors herein.

This conveyance is executed and accepted as subject to the rights of third persons under any easement or right-of-way agreements that are of record in the office of the County Clerk of Webb County, Texas, and is also subject to an existing oil, gas and/or other mineral lease dated July 7, 1966, and of record in Volume 341 on pages 592-596 of the Webb County Deed Records.

TO HAVE AND TO HOLD the said 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 DEFEND FOREVER, 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.

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THE CONSIDERATION FOR THIS CONVEYANCE IS AS FOLLOWS:

1. The sum of Ten Dollars ($10) and other good and valuable consideration to us in hand paid by Grantees, the receipts and sufficiency of which is hereby acknowledged.

2. The cancellation and discharge of the indebtedness created by that certain Promissory Note heretofore executed and delivered by Grantors to Grantees and Samuel D. Quay in the principal sum of Twenty Nine Thousand and No/100 Dollars ($29,000.00), dated February 28, 1967, which indebtedness and Promissory Note were secured by Deed of Trust Lien against all of the above described property, which lien was created by Deed of Trust dated February 28, 1967, from above named Grantors to W. R. Blackshear, Jr., Trustee, which Deed of Trust is duly recorded in Volume 131 on pages 412-416 of the Deed of Trust Records of Webb County, Texas, which indebtedness and Deed of Trust Lien are now fully released and discharged.

3. The assumption by Grantees and their promise to pay in accordance with the terms thereof the present balance now owing on a Promissory Note executed July 27, 1964, by Grantor, Sam Stockbridge, to the order of The Connecticut Mutual Life Insurance Company of Hartford, Connecticut, in the original principal sum of Forty Eight Thousand Dollars ($48,000.00), payable in annual installments and payment of which is secured by Deed of Trust Lien against the above described property, created by Deed of Trust dated July 27, 1964, from Grantor, Sam Stockbridge, to Warren M. Humes, Trustee, which Deed of Trust is recorded in Volume 111 on pages 578-82 of the Webb County Deed of Trust Records.

WITNESS OUR HANDS This the 31st day of July, 1967.

Sam Stockbridge
(Sam Stockbridge)

Maria de Jesus G. Stockbridge
(Maria de Jesus G. Stockbridge)

Joe H. Stockbridge
(Joe H. Stockbridge)

Sam A. Stockbridge Jr.
(Sam A. Stockbridge, Jr.)

GRANTORS

FILED
AUG 1 4 59 PM '67
E. R. BERLA
WEBB COUNTY
BY

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THE STATE OF TEXAS §
§
COUNTY OF WEBB §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared SAM STOCKBRIDGE and MARIA DE JESUS G. STOCKBRIDGE, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said MARIA DE JESUS G. STOCKBRIDGE, wife of the said SAM STOCKBRIDGE, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said MARIA DE JESUS G. STOCKBRIDGE, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of August, 1967.

Yolanda B. Ruiz
(Notary Public, Webb County, Texas.)

THE STATE OF TEXAS §
§
COUNTY OF WEBB §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared JOE H. STOCKBRIDGE AND SAM A. STOCKBRIDGE, JR., both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of August, 1967.

Alma Nora
(Notary Public, Webb County, Texas.)

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