

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.

STATE OF TEXAS

COUNTY OF GRIMES

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**GIFT SPECIAL WARRANTY DEED  
(Surface Estate Only)**

**DATE:** January 29, 2015

**GRANTOR:** GWENDA B. KNOX, a/k/a GWENDA LOIS KNOX, a single person

**GRANTOR'S MAILING ADDRESS (including county):**

P.O. Box 1077  
Lockhart, TX 78644  
(Caldwell County)

**GRANTEE:** My son, JOSEPH E. KNOX, a single person

**GRANTEE'S MAILING ADDRESS:**

P.O. Box 370  
Iola, TX 77861  
(Grimes County)

**CONSIDERATION:**

This is a gift deed, and there is no monetary consideration being exchanged.

**PROPERTY (including any improvements):**

The surface estate only as to that certain tract or parcel of land lying and being situated in Grimes County, Texas, and out of the J. W. Stoddard League, and being part of three 25-acre tracts as described in a deed from J. W. Norwood to Jacob N. Grissett and recorded in Vol. 164, page 365 of the Deed Records of Grimes County, Texas;

BEGINNING at the S W corner of the most westerly 25 acre tract as deeded to said Jacob N. Grissett by J. W. Norwood and said beginning point being on the south line of the R. H. Day 200 acre tract bought from Susan Boone, a state for corner;

THENCE N 20 E along the west line of said 25 acre tract and along the center of a public road, 316 vrs to a stake for corner, from which a P.O. 6 inches in dia mkd X brs N 80 – ¼ W. 10 vrs and an Elm 5 inches in dia mkd X brs S 71-3/4 W 13.5 vrs;

THENCE S 70 E 754 vrs to a stake for corner on the west line of the Louis Neal Survey, from which a P.O. 12 inches in dia mkd X bears N 60 E 5.6 vrs and an Elm 5 inches in dia mkd X brs N 59 W 8.2 vrs;

THENCE S 20 W along the west line of said Louis Neal Survey, 320 vrs. to a stake for corner from which a P.O. 12 inches in dia mkd X bra S 86 E 1.9 vrs;

THENCE N 69-¾ along the south line of said three 25 acre tracts, 754 vrs to the Place of Beginning, containing 42.4 acres, more or less. Being the same tract of land described in deed from Maggie Barnes, et vir to Jacob N. Grissett, of record in Volume 220, page 338 of the Deed Records of Grimes County, Texas.

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

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any applicable water district or other applicable governmental agency or authority.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants 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 bind Grantor and Grantors' 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 conveyance and warranty, by, through or under Grantor, acting herein by and through Grantor and not otherwise.

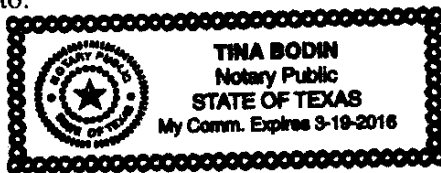
When the context requires, singular nouns and pronouns include the plural.

GRANTOR:

Gwendal B Knox Gwendal Lois Knox  
GWENDA B. KNOX, a/k/a GWENDA LOIS KNOX

STATE OF TEXAS  
COUNTY OF JEFFERSON

This instrument was acknowledged before me on the 29 day of January, 2015, by GWENDA B. KNOX, a/k/a GWENDA LOIS KNOX, known to me, or identified through examination of driver's license or other identification, to be the persons whose names are subscribed hereto.



Tina Bodin  
Notary Public - State of Texas

**AFTER RECORDING RETURN TO:**

Bradley, Steele & Pierce, LLP  
3120 Central Mall Drive  
Port Arthur, Texas 77642

Filed for Record in:  
Grimes County  
On: Feb 09, 2015 at 02:36P  
As a RECORDINGS  
Document Number: 00270029  
Amount 24.00  
Receipt Number - 76868  
By: Tina S Schroeder

STATE OF TEXAS COUNTY OF GRIMES  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:  
Grimes County  
as stamped hereon by me.  
Feb 09, 2015

David Pasket, Grimes County Clerk  
Grimes County

29 Texas Royalty Brokers