

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.

GENERAL WARRANTY DEED

Date: December 20th, 2023

Grantor: Mark W. Nowlin, dealing in his separate, non-homestead property and estate

Grantor's Mailing Address:

Mark W. Nowlin
776 FM 2832
Rotan, Texas 79546

Grantee: Dana Hartman and Mike Hartman, a married couple

Grantee's Mailing Address:

Dana Hartman and Mike Hartman
2704 35th Street
Snyder, Texas 79549

Consideration:

The exchange of property, title to which is accepted by Grantor the same as if the consideration represented by the exchange were paid in cash. There is no lien, either expressed or implied, created by the exchange of property. Any such lien is waived and released by Grantor.

Property (including any improvements):

TRACT ONE: All of Grantors' undivided interest in and to the following described Property:

A 163.9 ACRE TRACT OF LAND SITUATED IN SECTION 167, BLOCK 2, H&TC RR CO SURVEY, ABSTRACT NUMBER 140, FISHER COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED TRACT, DESCRIBED AS TRACT ONE IN A DEED FROM EVELYN NOWLIN TO MARK W. NOWLIN, ET AL., DATED FEBRUARY 26, 2014, RECORDED IN INSTRUMENT NUMBER 140277, OFFICIAL PUBLIC RECORDS, FISHER COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (found with cap marked "CDS MUERY") at the northwest corner of Section 167;
THENCE: North 77°19'14" East, for a distance of 2640.17 feet, with the north boundary line of Section 167, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") from which a 2" iron pipe (found) bears South 56°19'19" West, a distance of 3.28 feet, and a 2" steel post (found) at the northeast corner of Section 167 bears North 77°19'14" East, a distance of 2640.17 feet;
THENCE: South 13°20'18" East, for a distance of 2701.40 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING"), from which a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the south boundary line of Section 167 bears South 13°20'18" East, a distance of 2617.65 feet;
THENCE: South 77°08'10" West, for a distance of 2638.96 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the west boundary line of Section 167, from which a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of Section 167 bears South 13°21'44" East, a distance of 2626.17 feet;
THENCE: North 13°21'44" West, for a distance of 2709.92 feet, with the west boundary line of Section 167, back to the Place of Beginning and containing 163.9 acres, of land of which 5.141 acres lie within a waterway.

TRACTS TWO AND THREE: ACCESS EASEMENT, AND WATERLINE EASEMENT

A 30-foot-wide Access Easement for the purposes of ingress and egress to and from Tract One, above, and a public road, over and across the East 30' of the following described Property, and a 30-foot wide Easement for the repair, maintenance, and replacement of a water transmission pipeline over and across the West 30' of the following described Property:

A 158.8 ACRE TRACT OF LAND SITUATED IN SECTION 167, BLOCK 2, H&TC RR CO SURVEY, ABSTRACT NUMBER 140 FISHER COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED TRACT, DESCRIBED AS TRACT ONE IN A DEED FROM EVELYN NOWLIN TO MARK W. NOWLIN, ET AL., DATED FEBRUARY 26, 2014, RECORDED IN INSTRUMENT NUMBER 140277, OFFICIAL PUBLIC RECORDS, FISHER COUNTY, TEXAS, AND DESCRIBED MORE PARTICULARLY BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: at a 1/2" iron rod (found with cap marked "PATRIOT SURVEYING") at the southwest corner of Section 167 being in County Road 326;

THENCE: North 13°21'44" West, for a distance of 2626.17 feet, with the west boundary line of Section 167, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") from which a 1/2" iron rod (found with cap marked "CDS MUERY") at the northwest corner of Section bears North 13°21'44" West a distance of 2709.92 feet;

THENCE: North 77°08'10" East, for a distance of 2638.96 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") from which a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the north boundary line of Section 167 bears North 13°20'18" West, a distance of 2701.40 feet;

THENCE: South 13°20'18" East, for a distance of 2617.65 feet, to a 1/2" iron rod (set with cap marked "PATRIOT SURVEYING") in the south boundary line of Section 167;

THENCE: South 76°57'05" West, for a distance of 2637.81 feet, with the south boundary line of Section 167, back to the Place of Beginning and containing 158.8 acres of land.

All bearings, distances, and areas are grid and based upon Texas State Plane Coordinate System (NAD 83), Texas North Central Zone (4202), as determined through GPS observations. The Theta Angle at the Point of Beginning of Tract 1 is -01° 06' 25" and the combined scale factor is 0.999790899.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all Grantor's presently owned interest in and to 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.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The following terms and conditions apply to the easement:

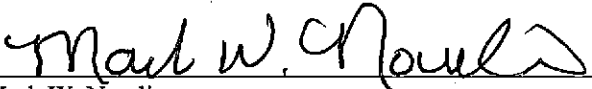
1. *Character of Easement.* The easements described as Tracts Two and Three above are appurtenant to and runs with the Dominant Estate Property, which is described as Tract One herein, and all portions of it,

whether or not the easement is referenced in any conveyance of the Dominant Estate Property or any portion of it. The easement binds and inures to the benefit of Grantor and Grantee and their respective heirs, successors, and assigns.

2. *Duration of Easement.* The easement is perpetual.

3. *Exclusiveness of Easement.* The easement is nonexclusive, and Grantor reserves for Grantor and Grantor's heirs, successors, and assigns the right to convey the easement or other rights or easements to others.

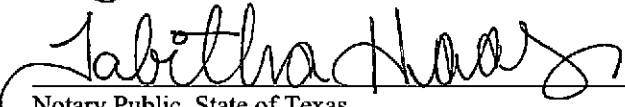
When the context requires, singular nouns and pronouns include the plural.

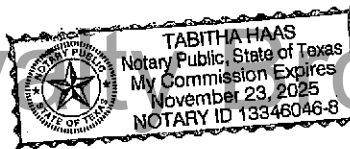

Mark W. Nowlin

STATE OF TEXAS)

COUNTY OF FISHER)

This instrument was acknowledged before me on Dec. 20th, 2023, by Mark W. Nowlin.


Notary Public, State of Texas



PREPARED IN THE OFFICE OF:

Hargrove Law Firm
2617 College Avenue
P.O. Box 841
Snyder, Texas 79549
Tel: (325) 573-8558
Fax: (325) 573-0974

AFTER RECORDING RETURN TO:

Dana Hartman and Mike Hartman
2704 35th Street
Snyder, Texas 79549

FILED FOR RECORD
PAT THOMSON - COUNTY CLERK
FISHER COUNTY, TEXAS

INST NO:240005

FILED ON: JANUARY 2, 2024 AT 12:53pm
THE INSTRUMENT CONTAINED 4 PAGES AT FILING

I, Pat Thomson, Clerk of the County Court in and for said Court,
do hereby certify that the foregoing instrument was filed for record
and duly recorded on the 2nd day of January 2024
at 12:53 o'clock PM in the Official Public records of
Fisher County.

Document # 240005, 4 Pages

WITNESS MY HAND AND SEAL OF OFFICE THIS
THE 2nd DAY OF January 2024



Pat Thomson
Pat Thomson, Fisher County Clerk, Texas

By: Tyler Paul, Deputy