

THE STATE OF TEXAS § WARRANTY DEED WITH VENDOR'S LIEN

COUNTY OF KARNES § KNOW ALL MEN BY THESE PRESENTS:

That We, MARSHA LYNN MUECKE, MARK RUSSELL MUECKE, LEONIA JONES, JONNIE JONES PAYNE, JIM ARMSTRONG, SUE ARMSTRONG WONG, MARTHA ARMSTRONG SCOFIELD, BETTY K. ARMSTRONG being all of the heirs of DORICE WINERICH acting herein by and thru and under THOMAS WAYNE MUECKE, our duly appointed Attorney-in-Fact, of the County of Harris and State of Texas and THOMAS WAYNE MUECKE INDIVIDUALLY, and THOMAS WAYNE MUECKE as EXECUTOR of the ESTATE OF DORICE WINERICH in CAUSE NO. 4975 in the PROBATE COURT, of Karnes County, Texas, hereinafter called "GRANTORS", for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to me in hand paid by JOHN LOUIS PEREZ, hereinafter called "GRANTEE", and of the further consideration of the execution and delivery by GRANTEE of his one certain promissory note in the principal sum of TWENTY-TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$22,300.00) payable to FARM CREDIT BANK OF TEXAS, or order, at P.O. Box 15919, Austin, Travis County, Texas 78761, as in said note provided; and said note expressly stating and acknowledging the same to be secured by a Vendor's Lien, as hereinafter retained and assigned, and as well the Deed of Trust dated June 10th 1998 executed by John L. Perez a/k/a John Louis Perez, a single person, to ARNOLD R. HENSON, Trustee, for the benefit of the Farm Credit Bank of Texas, securing the payment of one note in the principal sum of \$ 22,300.00 therein described, which deed of trust was filed for record in the office of the County Clerk of Karnes County, Texas, on June 11, 1998 under Clerk's File No. 51152 Vol 715, Page 634, of the Official Records of Karnes County.

Have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said JOHN LOUIS PEREZ, whose mailing address is P.O. Box 511, Karnes City, Texas 78118 all that certain real property, together with any and all improvements thereon, lying and being situated in the County of Karnes and State of Texas and more particularly described as

follows, to wit:

Being 52.46 acres of land, a part of the Ramon Musquiz Four League Grant, Abstract No. 7, lying and being situated in Karnes County, Texas, about 7.5 miles Northeast of Karnes City, the county seat. The said 52.46 acre tract being a part of Subdivisions Nos. 37, 38 & 51 of the Crawford Division of the said Ramon Musquiz Grant according to a survey made by N. L. Williams in 1872 and recorded in Volume C, Page 282, of the Deed Records of Karnes County, Texas, being a part of that certain called 106 acre tract as described in a DEED from Susie L. Sitton, to C. D. Winerich, dated March 16, 1950, and recorded in Volume 190, Pages 541 et seq., of the Deed Records of Karnes County, Texas, and said 52.46 acre tract also lying West of State Highway No. 80.

The said 52.46 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" steel pin at a fence corner for the lower most Westerly corner of this 52.46 acre tract; the same being at a point of intersection of the occupied Northeast boundary of County Road No. 296 (county maintained), and from which the approximate most Westerly corner of the said Ramon Musquiz Four League Grant, Abstract No. 7 (being on the San Antonio River) bears approximately N. 71°45'W.-18,000' more or less. (NOTE, the bearing and distance to the "grant" corner derived from the Karnes County ownership map for map location only)

THENCE: N. 41°46'21"E. (Deed call, N. 42°E.-1255.56', Volume 190, Pages 541 et seq., Deed Records) along the occupied Southeast boundary of said County Road No. 297 distance of 1245.16' to a 5/8" steel pin set at a fence corner at a turn of said County Road No. 297, for an interior corner of the called 106 acre "parent" tract and an interior corner of this 52.46 acre tract.

THENCE: N. 47°08'00"W. (Deed call, N. 47°W.-1316.67', Volume 190, Pages 541 et seq., Deed Records) along the occupied Northeast boundary of said County Road No. 297, a distance of 1316.67' to a 5/8" steel pin (Deed call post, Volume 190, Pages 541 et seq., Deed Records) set at a fence corner for the upper most Westerly corner of this 52.46 acre tract and the occupied most Southerly corner of a called 91 acre tract (TRACT IV) described in a conveyance to C. F. Schendel, dated June 13, 1985, and recorded in Volume 554, Pages 32 et seq., of the Deed Records of Karnes County, Texas.

THENCE: N. 42°00'00"E. (Deed call, N. 42°E.-1294.44', Volume 190, Pages 541 et seq., Deed Records), a distance of 1281.60' to a 5/8" steel pin (Deed call, post, Volume 190, Pages 541 et seq., Deed Records) set at a fence corner in the occupied Southwest boundary of the Harmony Road, for the most Northerly corner of this 52.46 acre tract.

THENCE: S. 47°27'17"E. (Deed call, S. 48°E., Volume 190, Pages 541 et seq., Deed Records) along the occupied Southwest boundary of said Harmony Road, a distance of 393.29' to a 5/8" steel pin set at a fence corner at a point of intersection with the occupied Westerly right-of-way boundary of State Highway No. 80, for the Northeast corner of this 52.46 acre tract and a corner of a called 1.513 acre tract and a corner of a called 1.513 acre tract (Parcel 45) described in a conveyance to the State of Texas, dated May 12, 1970, and recorded in Volume 394, Pages 547 et seq., of the Deed Records of Karnes County, Texas.

THENCE: S. 00°18'40"E. along the occupied Westerly right-of-way boundary of said State Highway No. 80, a distance of 3324.70' to a THD concrete monument found set at a fence corner, for a corner of this 52.46 acre tract and a corner of the called 1.513 acre tract (Parcel 45).

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THENCE: S. 42°52'00"W.-84.32', to a THD concrete monument found set at a fence corner at a point of intersection with the occupied Northeast boundary of said County Road No. 296, for the most Southerly corner of this 52.46 acre tract.

THENCE: N. 48°00'00"W. (Deed call, N. 48°W.-1277.78', Volume 190, Pages 541 et seq., Deed Records) along the occupied Northeast boundary of said County Road No. 296, a distance of 1308.58' to the point of BEGINNING and CONTAINING 52.46 acres of land.

The bearings recited herein are based on a course of N.42°00'00"E. (Deed call, N. 42°00'00"E.) along the Northwest boundary of the Darrell O. Migura, et ux, called 80.236 acre tract (Volume 679, Pages 661 et seq., Official Records, Karnes County, Texas); the same being the Southeast boundary of County Road No.295.

Surveyed on the ground on March 27, 1998, under the supervision of Syl. Dworaczyk, Jr., Registered Professional Land Surveyor No. 1272. (CHAS. KLUMPP, JR. & CO. - Karnes City, Texas)

This conveyance is made, SUBJECT, HOWEVER, to the following:

- 1) Mineral Reservation contained in Deed dated November 13, 1945, executed by Union Central Life Insurance Co., to Rufus H. Sitton, recorded in Volume 155, Page 118, of the Deed Records of Karnes County, Texas.

The above property is situated in the Ecletto Creek Watershed Taxing District.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors, assigns and administrators, to WARRANT AND FOREVER DEFEND all and singular the said property and premises unto the said GRANTEE, and to his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

BUT IT IS EXPRESSLY AGREED AND STIPULATED that a Vendor's Lien and Superior Title is reserved against the above described property, premises and improvements until the above described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this Deed shall become absolute.

And, for and in consideration of the sum of TWENTY-TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS(\$22,300.00) to us in hand paid by the FARM CREDIT BANK OF TEXAS, the receipt of which is hereby acknowledged and confessed, we have caused the Note

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aforesaid to be made payable to the said FARM CREDIT BANK OF TEXAS, it having paid to us for the use and benefit of the GRANTEE herein, the said sum of TWENTY-TWO THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$22,300.00) as part of the purchase money for the above described property and premises; and the Vendor's Lien and Superior Title, and all right, title and estate, interest and equity reserved in this Deed, securing the payment of said Note is here now SOLD, TRANSFERRED AND ASSIGNED, without recourse on us unto the said FARM CREDIT BANK OF TEXAS and to its successors and assigns, and the same being without reservation all and entire, such right, title, estate and interest and equity which we have, or might have, by virtue of said Vendor's Lien.

To Have And To Hold the same unto the said FARM CREDIT BANK OF TEXAS, and unto its successors and assigns forever; subject only to the right of the GRANTEE to pay off said Note and receive a discharge and release thereof of its security, in accordance with the terms thereof and such security as is given by the GRANTEE therewith.

EXECUTED on this the 8TH day of JUNE, 1998.

Thomas Wayne Muecke
 THOMAS WAYNE MUECKE
 ATTORNEY -IN-FACT FOR

MARSHA LYNN MUECKE
 MARK RUSSELL MUECKE
 THOMAS WAYNE MUECKE
 LEONIA JONES
 JONNIE JONES PAYNE
 JIM ARMSTRONG
 SUE ARMSTRONG WONG
 MARTHA ARMSTRONG SCOFIELD
 BETTY K. ARMSTRONG

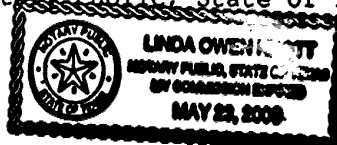
Thomas Wayne Muecke
 THOMAS WAYNE MUECKE
 INDIVIDUALLY AND AS

EXECUTOR OF THE ESTATE OF
 DORICE WINERICH ESTATE

THE STATE OF TEXAS §
 COUNTY OF _____ §

This instrument was acknowledged before me on this the 8th day of June, 1998, by THOMAS WAYNE MUECKE, Attorney-in-Fact, for MARSHA LYNN MUECKE, MARK RUSSELL MUECKE, LEONIA JONES, JONNIE JONES PAYNE, JIM ARMSTRONG, SUE ARMSTRONG WONG, MARTHA ARMSTRONG SCOFIELD, BETTY K. ARMSTRONG.

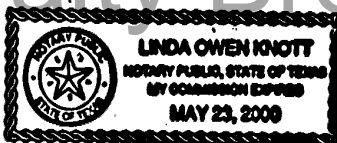
Linda Owen Phott
 Notary Public, State of Texas



THE STATE OF TEXAS §
COUNTY OF _____ §

This instrument was acknowledged before me on this the 8th
day of June, 1998, by THOMAS WAYNE MUECKE,
INDIVIDUALLY and as EXECUTOR of the ESTATE OF DORICE WINERICH.

Linda Owen Knott
Notary Public, State of Texas



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51151	REGISTERED	FROM: THOMAS WAYNE MUECKE, ATTORNEY IN FACT, ET. AL. ESTATE OF DORICE VIMMERICH TO JOHN LOUIS PEREZ	WARRANTY DEED WITH VENDOR'S LIE	Filed for Record the <u>11</u> day of <u>June</u> A.D. 19 <u>98</u> At <u>11:00</u> o'clock <u>A</u> . M. ELIZABETH SWIZE County Clerk, Karnes County, Texas By <u>W. B. Bednary</u> Deputy	Robert L. Bueschman Attorney at Law KENEDY, TEXAS
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RECORDED IN OFFICIAL RECORDS
FILE DATE June 11, 1998
FILE TIME 11:00 O'CLOCK A. M.
VOL. 715 PAGE 628



RECORDING DATE
June 11, 1998
ELIZABETH SWIZE
COUNTY CLERK, KARNES COUNTY
BY W. B. Bednary

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Texas Royalty Brokers

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