

THE STATE OF TEXAS . S

GIFT DEED

COUNTY OF KARNES S

KNOW ALL MEN BY THESE PRESENTS:

That we, YSIDRO PEREZ and FRANCES PEREZ, of the County of Karnes and State of Texas, hereinafter called "GRANTORS", for and in consideration of the love and affection which we have and bear unto and towards our son, JOHN LOUIS PEREZ hereinafter called "GRANTEE", do hereby GRANT, GIVE, CONVEY, TRANSFER, ASSIGN AND DELIVER unto the said JOHN LOUIS PEREZ, whose address is 5315 Fredericksburg Rd., Apt 226, San Antonio, Bexar County, Texas 78229, all of our right, title and interest in the following described land situated in Counties of Karnes, State of Texas, more fully described as follows, to wit:

Lots Nos. Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Eleven (11) and Twelve (12) of Block No. One Hundred Sixty-eight (168) of the city of Karnes City, Texas. Lots Nos. Three (3) and Seven (7) and Eight (8) of Block No. One Hundred Twenty-six (126) and Lot Seven (7) Block One Hundred Forty-eight (148) of the city of Karnes City, Texas.

SAVE AND EXCEPT, and therein is hereby reserved to GRANTORS the use and benefit of the property for the lifetimes of both the GRANTORS.

TO HAVE AND TO HOLD, the above described property with all and singular the rights, privileges and appurtenances thereunder or in any wise belonging to the said Grantee, his heirs, successors, and assigns forever, and Grantors do hereby bind their heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the said property unto Grantee, his heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED on this the 30th day of November, 1996.

Ysidro Perez  
YSIDRO PEREZ

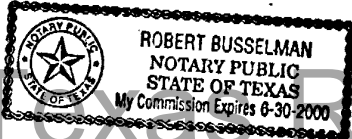
Frances Perez  
FRANCES PEREZ

Vol. 692 Page 625

THE STATE OF TEXAS S

COUNTY OF Karn S

This Instrument was acknowledged before me by the said YSIDRO PEREZ, on this the 30th day of November, 1996.

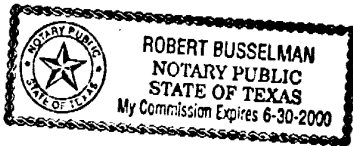


[Signature]  
Notary Public, State of Texas

THE STATE OF TEXAS S

COUNTY OF Karn S

This Instrument was acknowledged before me by the said FRANCES PEREZ, on this the 20th day of November, 1996.



[Signature]  
Notary Public, State of Texas

Vol. 692 page 626

1085 051

42005

RECORDED IN OFFICIAL RECORDS  
FILE DATE Nov. 21, 1996  
FILE TIME 2:55 O'CLOCK P.M.  
VOL. 692 PAGE 625



RECORDING DATE  
Nov. 21, 1996  
ELIZABETH SWIZE  
COUNTY CLERK, KARNES COUNTY  
BY Marilyn Bedez

VOL 692 PAGE 627

46852

REGISTERED

Texas Royalty Brokers

R. Bruchman

Filed For Record the 21st  
day of Nov. A.D. 1996  
At 2:55 o'clock P.M.  
ELIZABETH SWIZE  
Clerk County Court, Karnes County, Texas  
By Thomas Bruchman Deputy

Texas Royalty Brokers

Texas Royalty Brokers