

206301

THE STATE OF TEXAS §
COUNTY OF LAVACA § KNOW ALL MEN BY THESE PRESENTS:

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GIFT MINERAL DEED

I, **PATRICIA HUGHS LEE**, a **feme sole**, of the County of LAVACA and State of Texas, herein called "Grantor", for and in consideration of for and in consideration of the love and affection which I have and bear unto and toward my daughter, **ANDREA L. LEE**, a **feme sole**, of the County of WILLIAMSON and State of Texas and my grandson, **CHRISTOPHER M. VEIT**, a **single person**, of the County of TRAVIS and State of Texas, herein sometimes called "Grantees", have GIVEN, GRANTED, CONVEYED and CONFIRMED, and by these presents do GIVE, GRANT, CONVEY and CONFIRM unto Grantees, **an undivided TWO-THIRDS (2/3^{RDS}) interest (being 1/3rd to each Grantee) in and to Grantor's undivided interest in the oil, gas and other minerals** in and under and that may be produced from the following described land, to-wit:

A TOTAL OF 94.639-ACRES of land, more or less, a part of the Thomas Toby Survey, being sometimes known as the Joseph Bates Survey, A-459, Lavaca County, Texas; and being described in four (4) tracts, to wit:

FIRST TRACT: 18.212-ACRES of land, more or less, being a part of that 62.47-Acre tract of land described as "EXHIBIT 'A'" in that certain Agreement for Partition and Exchange of Real Property dated January 7, 1983, between Patricia H. Lee, et vir, and Stella H. Dolezal, et vir, and recorded in Volume 354, Page 646-56 of the Deed Records of Lavaca County, Texas (SEE EXHIBIT "A" attached hereto and made a part hereof for a more complete description of this First Tract);

SECOND TRACT: 17.000-ACRES of land, more or less, being the same land described in that certain Warranty Deed with Vendor's Lien dated January 31, 1985, from Patricia H. Lee, et vir, to Donna Marie Boehm, and recorded in Volume 371, Page 5 of the Deed Records of Lavaca County, Texas;

THIRD TRACT: 22.647-ACRES of land, more or less, being the same land described in that certain Warranty Deed with Vendor's Lien dated June 18, 2002, from Patricia Hughes Lee to James E. Winkenwerder, and recorded in Volume 260, Page 371-75 of the Official Records of Lavaca County, Texas; and

FOURTH TRACT: 36.780-ACRES of land, more or less, being more particularly described as "Tract 1" and "Tract 2" in that certain Deed dated May 15, 2006, from Aubrey Michael O'Bannon, et ux, to Cleve Handley, et ux, and recorded in Volume 380, Page 539 of the Official Records of Lavaca County, Texas.

To which Agreement, Deeds and the recordings thereof reference is hereby made for all pertinent purposes.

This Conveyance expressly includes 2/3^{RDS} of any reversionary rights Grantor may own with respect to the interest hereby conveyed.

This Conveyance is expressly made and accepted SUBJECT to the following matters, to-wit:

1. All visible and apparent easements on or across the property hereinabove described, whether or not of record;
2. Any portion of the real property hereinabove described which falls within the boundaries of any road or roadway; and
3. All oil, gas and mineral leases, if any, applicable to the hereinabove described real property and premises and to the extent same may still be in force and effect, and properly of record in the Office of the County Clerk of Lavaca County, Texas.

TO HAVE AND TO HOLD, **an undivided TWO-THIRDS (2/3^{RDS}) interest in and to Grantor's undivided interest in the oil, gas and other minerals**, in and under and that may be produced from the above described land, subject to the matters hereinabove set out, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantees, Grantees' heirs, successors and assigns, forever; and Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular such undivided interest in and to the oil, gas and other minerals, in and under and that may be

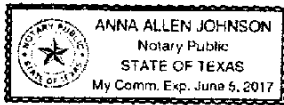
produced from the above described land unto the Grantees, their heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 20TH day of JUNE, A.D. 2014.

Patricia Hughs Lee
PATRICIA HUGHS LEE

THE STATE OF TEXAS §
COUNTY OF LAVACA §

This instrument was acknowledged before me on the 20TH day of JUNE, A.D. 2008, by PATRICIA HUGHS LEE.



Anna Allen Johnson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS.

Addresses of Grantees:

ANDREA L. LEE
412 Tamara Drive, Unit B
Georgetown, Texas 78628

CHRISTOPHER M. VEIT
4506 Mellow Hollow Drive
Austin, Texas 78744

AFTER RECORDING RETURN TO:

J. L. Allen
Attorney At Law
P. O. Box 106
Hallettsville, Texas 77964-0106

EXHIBIT "A"

(Attached to and made a part of that certain Gift Mineral Deed dated June 20, 2014)

All that certain tract or parcel of land situated in Lavaca County, Texas, a part of the Thomas Toby Survey, A-459, same being a part of that certain 62.47 acre tract of land described in an Agreement for Partition by and between Patricia H. Lee and Stella H. Dolezal, which shows Patricia H. Lee owning said 62.47 acre tract, dated January 7, 1983 and recorded in Volume 354, Page 646 of the Deed Records of Lavaca County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

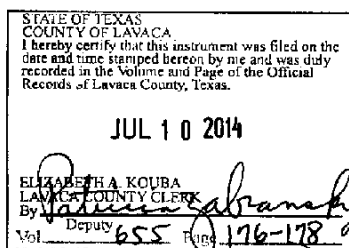
BEGINNING at an iron rod set for the most North corner, same being the most North corner of the said Patricia H. Lee 62.47 acre tract of land, same being the East corner of a 1.0 acre tract of land described in a deed to Charlotte Boley in Volume 394, Page 719, same lying in the Southwest margin of County Road 350;

THENCE, along the Northeast boundary of the said Patricia H. Lee 62.47 acre tract and the Southwest margin of said County Road 350, S 40°49'19" E 70.46 feet to an iron rod set, S 36°58'46" E 141.24 feet to an iron rod set, S 33°22'15" E 110.92 feet to an iron rod set and S 32°23'12" E 781.98 feet to an iron rod set for the most East corner;

THENCE, S 28°04'30" W 531.33 feet to an iron rod set for the most South corner;

THENCE, N 61°54'47" W 995.04 feet to an iron rod set for the most West corner, same lying in the Northwest boundary of the said Patricia H. Lee 62.47 acre tract, same lying in the Southeast boundary of a 32.47 acre tract of land described in a deed to Joey Kurtz in Volume 199, Page 212;

THENCE, along the Northwest boundary of the said Patricia H. Lee 62.47 acre tract, the Southeast boundary of the said Joey Kurtz 32.47 acres and the Southeast boundary of the said Charlotte Boley 1.0 acre tract, N 29°21'00" E 1054.86 feet to the place of beginning, containing 18.212 acres of land.



PATRICIA ZABRANSKY

206301
FILED FOR RECORD

At 1:05 O'Clock P. M.

JUL 08 2014

ELIZABETH A. KOUBA, CLERK
COUNTY COURT, LAVACA CO., TX.
By [Signature] Deputy

Filed by Anna Allen Johnson
Paid by & Hold for
Jessie Allen, Attorney