

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 Gift Deed

Date: November 4, 2019

Grantor: Daniel Kerr, an individual dealing with his sole and separate property

Grantor's Mailing Address: P.O. Box 2412, Big Spring, TX 79721

Grantee: Laurel Hernandez, an individual dealing with her sole and separate property

Grantee's Mailing Address: P.O. Box 2412, Big Spring, TX 79721

Consideration: Love of, and affection for, Grantee.

Property (including any improvements):

Conveying all of the mineral interest owned and surface interest in the following tracts:

TRACT 1: All that certain lot, tract and parcel of land located and situated in Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas and containing 3 acres of land, and further described as follows:

BEGINNING at an I.R. located in fence line for the SE corner of this tract, said rod is N. 14°54' W. 1826 feet and S. 75°11' W. 996 feet from the SE corner of Section 42, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas.

THENCE S. 75°11' W. 816.75 feet along and with fence, to an I.R. for the SW corner of this tract,

THENCE N. 14°54' W. 160 feet to an I.R. for the NW corner of this tract,

THENCE N. 75°11' E. 816.75 feet to an I.R. for the NE corner of this tract,

THENCE S. 14°54' E. 160 feet to the place of beginning, containing 3 acres of the land in section 41, block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas.

TRACT 2: BEING a 1.219 acre tract of land out of the SE/4 of Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas described by metes and bounds as follows:

BEGINNING at a 5/8" I.R. set in the SE/4 of Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas, the NW corner of a 1.3 acre tract and the most Northerly NE Corner of this tract; from whence the SE corner of said Section 41 bears N. 75°11' E. 2012.75' and S. 14°54' E. 1990.70'.

THENCE S. 14°54' E. along the West line of said 1.3 acre tract, 237.0' to a 5/8" I.R. set, the SW corner of said 1.3 acre tract and an interior corner of this tract,

THENCE N. 75°11' E. 26.6' to a 5/8" I.R. set, the most Southerly NE corner of this tract,

THENCE S. 14°54' E. 16.2' to a 5/8" I.R. set, the SE corner of this tract,

THENCE S. 75°11' W. 442.55' to a 5/8" I.R. set in the North Right-of-Way line of Interstate Highway No. 20 and a corner of this tract,

THENCE N. 43°49'51" E. 486.64' to the place of beginning. Containing 53090.12 sq. ft. or 1.219 acres of land.

TRACT 3: A 3.50 acre tract of land out of and part of the SE/4 of Section 41, Block 32, T-1-N, T&P Ty. Co. Survey, Howard County, Texas described by metes and bounds as follows:

BEGINNING at a 1/2" I.P. the North right-of-way line of U.S. Highway No. 80 (Interstate 20) which bears S. 77°00' W. 1715.0 ft. and N. 13°00' W. 1096.8 ft. from the SE corner of Section 41, said 1/2" I.P. being the SE corner of this tract;

THENCE N. 60°53' W. along the North right-of-way line of U.S. Highway No. 80, 408.4 ft. to a 1/2" I.P. for a corner, said I.P. being 28.0 ft. W. of the East line of a 10 acre tract;

THENCE N. 13°00' W. 351.7 ft to a 1/2" I.P. for the most westerly corner of this tract;

THENCE N. 77°00' E. 26.6 ft to a 1/2" I.P. for a corner;

THENCE N. 13°00' W. 16.2 ft. to a 1/2" I.P. for a corner;

THENCE N. 77°00' E. 276.4 ft to a 1/2" I.P. and the NE corner of this tract;

THENCE S. 13°00' E. 641.8 ft. to the place of beginning and containing 3.50 acres of land.

TRACT 4: A 1.48 acre tract of land out of and a part of the Southeast Quarter (SE/4) of Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas described by metes and bounds as follows:

BEGINNING at $\frac{1}{2}$ " I.P. in the North right-of-way line of U.S. highway 80 (Interstate 20) which bears South $77^{\circ}0'$ West 1715.0 feet and North $13^{\circ}0'$ West 1,096.8 ft from the Southeast corner of Section 41;

THENCE N. $60^{\circ}53'$ West along the North right-of-way line of said U.S. Highway 80 for a distance of 408.4' to a $\frac{1}{2}$ " I.P. in the North right-of-way line of U.S. Highway 80, for a beginning of this tract;

THENCE continuing North $60^{\circ}53'$ West along said U.S. Highway 80 for a distance of 544.90 ft. to a point in the North right-of-way line of said U.S. Highway 80;

THENCE N. $75^{\circ}24'$ East for a distance of 400 ft. to a $\frac{1}{2}$ " I.P. representing the Northeast corner of this tract;

THENCE S. $13^{\circ}0'$ East for a distance of 351.7 ft. to the place of beginning, said tract containing approximately 1.48 acres of land.

TRACT 5: A 3.538 acre tract of land out of and a part of the Southeast quarter (SE/4) of Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas described by metes and bounds as follows:

BEGINNING at a $\frac{1}{2}$ " I.P. in the North right-of-way line of U.S. Highway 80 (Interstate 20) which bears S. $77^{\circ}0'$ West 1,715 feet and North $13^{\circ}0'$ West 1,096.8 ft. from the Southeast corner of Section 41, said $\frac{1}{2}$ " I.P. being the Southwest corner of this tract;

THENCE N. $13^{\circ}0'$ West for a distance of 641.8 ft. to a $\frac{1}{2}$ " I.P. for the most westerly corner of this tract;

THENCE N. $77^{\circ}0'$ East 23 ft. to a $\frac{1}{2}$ " I.P. for a corner;

THENCE N. $13^{\circ}0'$ West 72.3 ft. to a point for a corner;

THENCE N. $77^{\circ}0'$ East 168.1 ft. to a $\frac{1}{2}$ " I.P. in the Northeast right-of-way line of U.S. Highway 80;

THENCE S. $13^{\circ}20'$ East 892.2 ft. to a $\frac{1}{2}$ " I.P. in the North right-of-way line of U.S. Highway 80.

THENCE N. $60^{\circ}53'$ West along the North right-of-way line of said U.S. Highway 80, 265.6 ft. to the Place of Beginning and containing approximately 3.538 acres of land.

TRACT 6: All that certain tract or parcel of land described as follows:

BEGINNING at I.R. form which a 2: I.P., the S.E. corner of Section 41, Block 32, T-1-N, T&P Ry. Co. Survey, Howard County, Texas, bears N. $75^{\circ}11'$ E. 1812.75ft and S. $14^{\circ}54'$ E. 1826.0 ft. Said I.R. being the S.W. corner of 3.0 acre tract heretofore conveyed by Ludwig Grau and wife,

Florence Grau, to E.A. Jones and wife, Bernice L. Jones, by deed dated August 29, 1960, and recorded in Volume 284, Page 421, Howard County Deed Records and a corner of this tract;

THENCE N. 75°11' E. a distance of 126.6 ft. to a ¾" I.P. in a fence corner for a corner of this tract;

THENCE S. 14°54' E. a distance of 72.3 ft. to a ¾" I.P. in a fence corner for the SW corner of this tract;

THENCE S. 75°11' W. along a fence, 326.6 ft. to a ¾" I.P. for the S.W. corner of this tract;

THENCE N. 14°54' W. a distance of 237.0 ft. to a point for the NW corner of this tract;

THENCE N. 75°11' E. a distance of 200.0 ft. to an I.R. for the NW corner of said 3.0 acre tract and the most Northerly NE corner of this tract;

THENCE S. 14°54' E. along the West line of said 3.0 acre tract, 164.7 ft to the place of beginning, containing 1.3 acres of land.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: None

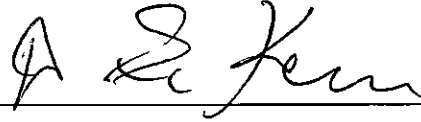
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

Grantor grants and conveys the Property to Grantee as separate property.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.



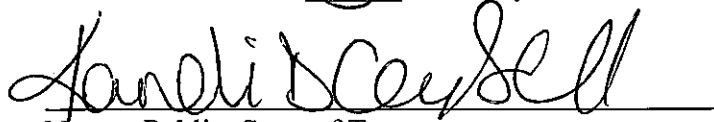
Daniel Kerr

Texas Royalty Brokers

STATE OF TEXAS)

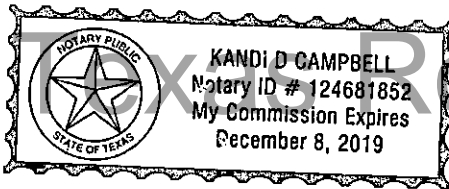
COUNTY OF HOWARD)

This instrument was acknowledged before me on November 5, 2019, by Daniel Kerr.



Notary Public, State of Texas

My commission expires: 12/8/19



Texas Royalty Brokers

PREPARED IN THE OFFICE OF:

C.E. (MIKE) THOMAS III PLLC
P.O. BOX 2117
BIG SPRING, TX 79721
Tel: (432) 263-4142
Fax: (432) 267-2763

Texas Royalty Brokers

AFTER RECORDING RETURN TO:

C.E. (MIKE) THOMAS III PLLC
P.O. BOX 2117
BIG SPRING, TX 79721
Tel: (432) 263-4142
Fax: (432) 267-2763



STATE OF TEXAS
COUNTY OF HOWARD

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 stamped here on of the Named Records of Howard County, as stamped hereon by me.

Brent Zitterkopf, County Clerk

Recorded By: Angelique Latimer, Deputy

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICT THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Record and Return To: C.E. "MIKE" THOMAS
PO DRAWER 2117
BIG SPRING, TX 79721