

DEED OF GIFT

2610

FILED
AT.....10A.....M. O'CLOCK

OCT 1 8 1990

MARY B. REAGAN
CLERK, COUNTY COURT, ROBERTSON COUNTY, TX

THE STATE OF TEXAS §
 §
COUNTY OF ROBERTSON §

KNOW ALL MEN BY THESE PRESENTS:

That I, CHRISTINE N. REAGAN, hereinafter called Grantor, of the State of Texas, County of Robertson, for and in consideration of the love and affection I have and bear unto and toward ERWIN U. REAGAN of Robertson County, Texas, and for which no lien, expressed or implied, is retained, have GIVEN, GRANTED, CONVEYED and CONFIRMED, and by these presents do GIVE, GRANT, CONVEY and CONFIRM unto the said ERWIN U. REAGAN, and to his sole and separate estate, all of that property in Robertson County which constitutes a part of my separate property and estate described on Exhibit "A" attached hereto and made a part hereof.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING: SAVE AND EXCEPT, and there is hereby reserved unto Grantor, her heirs and assigns, all of the oil, gas and other minerals, specifically including, but not limited to, coal and lignite, in, on and under and that may be produced from the above described property, for and during her natural life only, with remainder to the Grantee hereof. Provided, however, that during her life, Grantor reserves the right to receive any and all monies for bonuses, royalties and delay rentals incident to the leasing or development of the minerals retained hereof, any provision of law notwithstanding.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said ERWIN

554
Vol. _____ Page _____ 8

U.
X. REAGAN, his heirs and assigns, FOREVER, and Grantor hereby binds ERWIN U. REAGAN, his heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantor, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part hereof.

EXECUTED this 16th day of October, 1990.

Christine N. Reagan
CHRISTINE N. REAGAN

THE STATE OF TEXAS §
COUNTY OF Leon ~~BRAZOS~~ §

Before me, the undersigned authority, on this day personally appeared CHRISTINE N. REAGAN, known to me to be the person whose names is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16th day of October, 1990.

Mabel Watson
Notary Public, State of Texas
Notary's printed name:
MABEL WATSON
My commission expires: 12-17-93



Mabel Watson
Notary Public State of Texas
Commission Expires 12-17-93

EXHIBIT "A"

FIRST TRACT: Being a part of Section No. 3, Subdivisions of the Maria de la Concepcion Marquez 11 Leagues Abstract No. 25 in Robertson County, Texas, and

BEGINNING 737 varas N 55 E from NW corner of Section No. 3, stake from which an elm 16 inches in diameter brs S 47 W 13 varas and a Post Oak 13 inches diameter brs N 60 E 9 varas;

THENCE S 35 E 430 varas the NW corner of S A Howards 50 acre tract;

THENCE N 55 E 657 varas a stake on S A Howards North line from the SE corner of this tract;

THENCE North 35 W 430 varas stake on the N line of Section No. 3 from the NE corner of this tract;

THENCE S 55 W 657 varas with the North line of Section No. 3 to the place of beginning containing 50 acres of land, and being the same land described in deed dated December 19, 1906 from Dr. R W Jones et ux to L L Neyland recorded in Vol. 68, Page 233 Deed Records of Robertson County, Texas.

SECOND TRACT: All that certain tract of 30 acres in the NE corner of Sec. 3, of the Marquez 11 Leagues Grant Abstract No. 25 in Robertson County, Texas;

BEGINNING at the NE corner of said Section;

THENCE S 35 E 430 varas to Howards NE corner;

THENCE S 55 W 398 varas to Neylands SE corner;

THENCE with Neylands E line 430 varas to his NE corner;

THENCE N 55 E 398 varas to the place of beginning, containing 30 acres of land more or less; and being the same land described in deed dated December 15, 1910 from J H Swartout to Sam Wilkins recorded in Vol. 68, Page 235 Deed Records of Robertson County, Texas, and in deed dated January 21, 1914 from Sam Wilkins et ux to L L Neyland recorded in Vol. 68, Page 234 Deed Records of Robertson County, Texas.

THIRD TRACT: All that certain tract or parcel of land a part of Section 3, a subdivision of the Maria de la Concepcion Marquez 11 Leagues Grant Abst. No. 25 in Robertson County, Texas;

BEGINNING at the SE corner of the W R Cox Survey, a rock from which a PO 28 in diameter brs N 80 W 14 3/5 varas;

THENCE N 28 W with the E line of said Cox, 690 varas to O L Neylands NW corner;

THENCE S 30 E with Neylands W line 690 varas to C. D Jones NE corner stake from which a 12 brs S 83 W 6 2/5 varas and a PO 10 brs S 56 E 5 2/5 varas;

THENCE S 60 W with Jones N line 120 varas to the place of beginning containing 7 1/3 acres of land and being the same land described in deed dated March 2, 1901 from John H

Swartwout et ux to Leland L Neyland recorded in Vol. 42, Page 275 Deed Records of Robertson County, Texas.

FOURTH TRACT: All that certain tract or parcel of land lying and being situated in Robertson County, and being a part of Section No. 3 of the M C Marquez 11 Leagues Abst. No. 25 more particularly described as follows:

BEGINNING at E H Henson's NW corner stake;

THENCE S 55 W 430 varas to stake;

THENCE S 35 E 800 varas to stake from which a PO brs S 25 W 2 4/5 varas and a black jack brs N 79 W 4 2/5 varas;

THENCE N 55 E 430 varas to Hensons SW corner;

THENCE N 35 W 800 varas to place of beginning containing 68.94 acres of land, and being the same land described in deed dated March 4, 1909 from O L Neyland et ux to L L Neyland recorded in Vol. 68, Page 234 Deed Records of Robertson County, Texas.