

Deed of Gift

Date: February 8th, 2011

Grantor: Erwin Reagan and Yvonne Reagan, husband and wife

Grantor's Mailing Address:

Erwin Reagan and Yvonne Reagan
617 N. Commerce St.
Marquez, Leon County, Texas 77865

Grantee: Christopher W. Burleson, a single person

Grantee's Mailing Address:

Christopher W. Burleson
P.O. Box 23
Marquez, Robertson County, Texas 77865

Accepted for Filing in:
Robertson County
On: Feb 15, 2011 at 11:09A
By: Carol Bancroft

Consideration:

Love of, and affection for, Grantee.

Property (including any improvements):

Tract 1:

33.1 acres, more or less, part of Sections No. 29 and 44, in the Subdivision of the Maria de la Concepcion Marquez Eleven Leagues, Robertson County, Texas, and better known as being a part of two tracts described in Vol. 153, Page 544, in the Deed Records of Robertson County, Texas, and being the same property described in a deed from Beverly Ann Reagan and John S. Reagan to Erwin U. Reagan dated September 26, 1980 and being recorded in Vol. 361 Page 64, Deed Records of Robertson County, Texas, and being further described by metes and bounds in Exhibit "A" attached hereto.

Tract 2:

99 acres of land, more or less, out of the Marque Eleven Leagues, save and except 4.93 acres conveyed by J.C. McLeod and wife, Florence McLeod by deed dated November 1, 1893 recorded in Vol. 31, Page 336 of the Deed Records of Robertson County, Texas and further excluding a .51 acre tract conveyed from J. E. McClure and wife, Mrs. A.L. McClure to G.S. Bedford by deed dated November 15, 1899, and described in Book 51, Page 874 of the Robertson County Deed Records, and said tract being the same tract described in a deed from J.C. Reagan and wife, Christine N. Reagan to Erwin Reagan dated December 25, 1984 recorded in Vol. 119, Page 39 in the Deed Records of Robertson County, Texas, and being described by metes and bounds in Exhibit "B" attached hereto and made a part hereof for all purposes.

Doc 20110662 Bk OR Vol 1127 Pg 397

INSTRUMENT FILED WITHOUT
EXHIBIT "A" & "B" ATTACHED
ROBERTSON COUNTY CLERK

Reservations from Conveyance:

For Grantors, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property during the lifetimes of each of the Grantors, with the remainder at the death of the last Grantor herein to Christopher W. Burleson.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2011, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

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

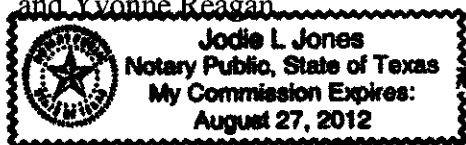
Erwin Reagan
Erwin Reagan

Yvonne Reagan
Yvonne Reagan

STATE OF TEXAS)

COUNTY OF LEON)

This instrument was acknowledged before me on February 8th, 2011, by Erwin Reagan and Yvonne Reagan.



Jodie L. Jones
Notary Public, State of Texas
My commission expires: August 27, 2012

PREPARED IN THE OFFICE OF:
Gayle Wilson Ray, Attorney at Law
119 N. Center Street
P.O. Drawer 340
Buffalo, Texas 75831

AFTER RECORDING RETURN TO:
Christopher W. Burleson
P.O. Box 23
Marquez, Texas 77865