

Correction Deed of Gift

Date: March 3, 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

Accepted for Filing in:
Robertson County
On: Mar 07, 2011 at 10:42A
By: Carol Bancroft

Grantee: Christopher W. Burleson, a single person

Grantee's Mailing Address:

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

Consideration:

Love of, and affection for, Grantee and the correction of a Deed of Gift dated February 8, 2011 and filed in Volume 1127 Page 397 the official records of Robertson County, Texas. This deed corrects the omission of Exhibits A & B inadvertently omitted from that deed.

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.

Reservations from Conveyance:

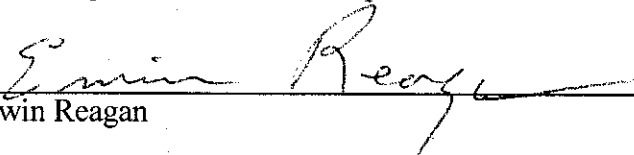
For Grantors, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property during the lifetimes of each of the Grantors, with the remainder at the death of the last Grantor herein to Christopher W. Burleson.

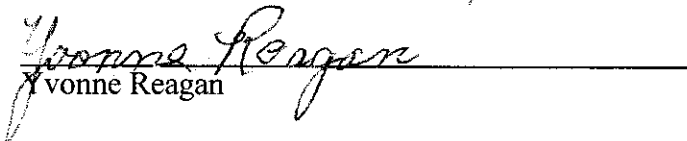
Exceptions to Conveyance and Warranty:

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.

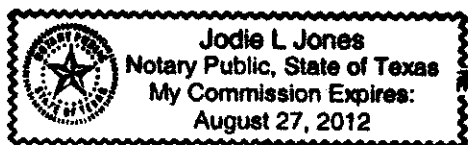

Erwin Reagan

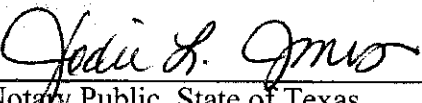

Yvonne Reagan

STATE OF TEXAS)

COUNTY OF LEON)

This instrument was acknowledged before me on March 3, 2011, by Erwin Reagan and Yvonne Reagan.




Notary Public, State of Texas
My commission expires: August 27, 2011

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

EXHIBIT "A"

33.1 acres, more or less, part of Sections No. 29 and 44, in the Sub-division 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. Said 33.1 acres described by metes and bounds as follows,

BEGINNING at an iron bolt on the center line of the Calvert to Marquez lateral road, and being N 35 W 515.6 ft. and N 55 E 1279 ft. from the S corner of Sec. No. 29, from which a 6" Locust brs S 38 E 39 ft. a 5" Elm brs S 24 W 50.5 ft.;
THENCE N 82.37'E 1300 ft., at 1104.3 ft. cross NW line of Sec. No. 44, at 1300 ft. point on center line of said Calvert to Marquez Rd.;
THENCE N 85.31'E 600 ft. with center line of said road to a point in same;
THENCE N 88.16'E 268.5 ft. to a point in same on the SE line of a 60 acre tract;
THENCE N 45 E 16 ft. with the SE line of said 60 acre tract to a stone (about 50 lb.) for its E corner on the N shoulder of said road, from which a brick chimney brs S 24.57' W;
THENCE N 35 W 544.7 ft. with the E line of said 60 ac. tract to its corner on the SE line of Sec. No. 29;
THENCE S 55 W 607 ft. with the SE line of said Sec. No. 29, to a stone in same (about 40 lb.) for another corner of said 60 acres tract from which a 16" PO in fence corner brs N 43 W 30 ft.;
THENCE N 52 W 881 ft. with another line of said 60 acre tract, at 720 ft. pass the E corner of a 5 acre tract, at 881 ft. plant an iron buggy axle for the NE corner of said 5 acre tract, from which a 12" PO brs N 60 W 5 ft., a Pin Oak brs N 31 W 12 ft.;
THENCE S 60 W 517 ft. with the NW line of said 5 acre tract to a mound of boulders in the bed of a ravine (about 16 ft. deep) for the NW corner of said 5 acre tract;
THENCE down said ravine with its channel or thread of said stream and its meanders (an approximate course and distance of N 66.30' W 845 ft.) to a mound of boulders in same for the NE corner of said 60 acre tract;
THENCE S 55 W 192 ft. to an 8" cedar post for the NW corner of said 60 acre tract;
THENCE S 35 E 1099 ft. to the Place of Beginning, containing 33.1 acres of land, more or less. Being 26.7 acres in Section 29, and 6.4 acres in Section 44, respectively.

Said 33.1 acres being the same land described in that certain Deed from D. M. Reagan and Doxie Reagan to Joe Glynn Reagan and Erwin Reagan, dated September 27, 1969, and recorded in Vol. 155, Page 44, in the Deed Records of Robertson County, Texas.

EXHIBIT "B"

Being a part of the Marquez Eleven Leagues:

BEGINNING at G.S. Beford's N.W. cor. On Sect. No. 29 at a stake;

THENCE S. 60 W 1000 varas to a rock;

THENCE S. 35 E 606 varas to a rock;

THENCE N. 55 E 68-3/5 varas to a rock on bank of dugout;

THENCE down said dugout with its meanderings about 280 varas to mouth of dugout heading in field;

THENCE up said dugout for line to its head, and on N. 75 E with the W.R. Maddox line in all to Maddox's corner 812 varas; stake in G.S. Bedfords West line;

THENCE N. 35 W 711 varas to the PLACE OF BEGINNING, containing 99 acres of land.

EXCLUDING, however, from the tract of land last above described 4-93/100 acres off the east end thereof which was conveyed by J.C. McLeod and wife, Mrs. Florence McLeod, on the 1st day of November, 1893, by deed of that date recorded in Book 31, Page 336, of the Deed Records of said Robertson County, and also excluding therefrom a tract of 51/100 acres conveyed to the said G.S. Bedford by J. E. McClure and wife, Mrs. A.L. McClure on the 15th day of November, 1899, by deed, recorded in Book 51, Page 874 said Deed Records.