

**Special Warranty Gift Deed**

**Date:** June 1, 2015

**Grantor:** Erwin U. Reagan

**Grantor's Mailing Address:**

Erwin U. Reagan  
617 N. Commerce  
Marquez, Leon County, Texas 77865

Accepted for Filing in:  
Robertson County  
On: Jun 05, 2015 at 12:19P  
By: Carol Bancroft

**Grantee:** Christopher Wayne Burleson

**Grantee's Mailing Address:**

Christopher Wayne Burleson  
P.O. Box 23  
Marquez, Leon County, Texas 77865

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

THE SURFACE ESTATE ONLY, IN AND TO:

All that certain lot, tract or parcel of land situated in the Maria De La ConcepCion Marques (Marquez), Eleven League Grant, A-25, Robertson County, Texas, being 156.933 acres of land and being a part of a called 466.0 acre tract, found upon resurvey to contain 469.463 acres of land. Said survey being all of Tract Two, Tract Three, Tract Four, Tract Five, and Tract Six as shown in a mineral gift deed from J.C. Reagan, Jr. and wife, Christine Reagan, to Erwin U. Reagan, dated June 28, 1996 and recorded in Volume 657, Page 439, Official Records, Robertson County, Texas. Said 156.933 acre tract being more fully described by metes and bounds in Survey dated October 6, 1999 by Martin James Raymond, Registered Professional Land Surveyor, RPLS 1858, and being the same property described in a gift deed from J.C. Reagan, Jr. And wife, Christine Reagan to Erwin U. Regan dated November 11, 1999, and recorded in Volume 743, Page 718, Official Records of Robertson County, Texas, attached hereto as Exhibit "A" and made a part hereof for all purposes.

TOGETHER WITH that certain Ingress and Egress Easement conferring and conveying a permanent easement and privilege of passage and construction of road in, along, upon, over and across the following described property, to-wit:

A 50 foot wide ingress and egress easement on and over a 156.421 acre tract, described as Tract Two (2) to be conveyed to John Reagan (also known as J. Stephen Reagan), situated in the Maria De La Concepcion Marques (Marquez) Eleven League Grant, A-25, Robertson County, Texas. Said 469.463 acres of land being all of Tract Two, Tract Three, Tract Four, Tract Five, and Tract Six as shown in a mineral gift deed from J.C. Reagan, Jr. and wife, Christine Reagan, to Erwin U. Reagan, dated June 28, 1996 and recorded in Volume 657, Page 439, Official Records, Robertson County, Texas. Said 50 foot easement described to-wit:

BEGINNING at a 1/2' iron rod and cap, RPLS/1858/MJR set for the northeasterly corner of the 156.933 acre tract described in the attached Exhibit "A" and called "Tract One", a 1/2' iron rod and cap set in an existing fence line (a fence line agreement with Camp Cooley Ranch, Vol. 535, Pg. 415), bears North 35 degrees 47 minutes 29 seconds West, 13.64 feet, said point bears North 53 degrees 53 minutes 37 seconds East, 1577.48 feet from the most northwesterly corner of said 469.463 acre tract;

THENCE North 53 degrees 53 minutes 37 seconds East, 1485.68 feet along the northwesterly line of said Tract one to a 1/2' iron rod and cap set for the most northwesterly corner of the 156.109 acre tract conveyed to Frederick Reagan by deed of even date herewith and called "Tract Three, a 1/2" iron rod and cap set in existing fence bears North 35 degrees 47 minutes 29 seconds West, 7.10 feet;

THENCE South 35 degrees 47 minutes 29 seconds East, 50.00 feet along the southwesterly line of Tract Three to a 1/2" iron rod and cap and 6' tee post set for the southeasterly corner of said easement;

THENCE South 53 degrees 53 minutes 37 seconds West, 1485.68 feet to a 1/2" iron rod and cap and a 6' tee post set for the southwesterly corner of said easement, in the northeasterly line of Tract One;

THENCE North 35 degrees 47 minutes 29 seconds East, 50.00 feet along said line to the point of beginning, containing 1.705 acres of land mor or less and being the same easement contained in a gift deed from J.C. Reagan, Jr. And wife, Christine Reagan to Erwin U. Regan dated November 11, 1999, and recorded in Volume 743, Page 718, Official Records of Robertson County, Texas.

**Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

**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 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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 when the claim is by, through, or under Grantor but not otherwise, 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 U. Reagan

STATE OF TEXAS )

COUNTY OF LEON )

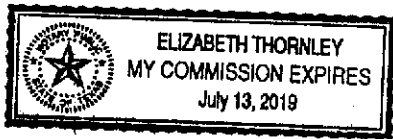
This instrument was acknowledged before me on June 1, 2015, by Erwin U. Reagan.

*Elizabeth Thornley*

Notary Public, State of Texas

Printed Name: Elizabeth Thornley

My commission expires: July 13, 2019



PREPARED IN THE OFFICE OF:

GAYLE WILSON RAY  
PO BOX 340  
BUFFALO, TX 75831  
Tel: (903) 322-5855  
Fax: (903) 322-3980

AFTER RECORDING RETURN TO:

Christopher Wayne Burleson  
P.O. Box 23  
Marquez, Texas 77865

Doc                      BK                      Vol                      Pg  
20151844   OR                      1264                      573

156.933 acres

All that certain lot, tract or parcel of land situated in the Maria De La Concepcion Marques (Marquez), Eleven League Grant, A-25, Robertson County, Texas, being 156.933 acres of land and being a part of a called 466.0 acre tract, found upon resurvey to contain 469.463 acres of land. Said survey being all of Tract Two, Tract Three, Tract Four, Tract Five and Tract Six, as shown in a mineral Gift Deed, from J.C. Reagan, Jr. and wife Christine Reagan, to Erwin U. Reagan, dated June 28, 1996 and recorded in Volume 657, Page 439, Official Records Robertson County, Texas. Said 156.933 acre tract described to wit.

Beginning at a 1/2" iron rod and cap, RPLS/1858/MJR set at a 8" fence corner post, at the occupied northwesterly corner of said called, 466.0 acre tract, said point being an ell corner of the Camp Cooley Ranch, 10,749.0 acre tract, Vol. 569, Pg. 101;

THENCE South 35 degrees 45 minutes 45 seconds East, 4000.86 feet generally along a new wire fence to a 1/2" iron rod found at fence corner, at ell corner;

THENCE North 53 degrees 18 minutes 33 seconds East, 670.28 feet along fence to a 1/2" iron rod found at fence corner,

THENCE South 36 degrees 00 minutes 32 seconds East, 571.18 feet to a 1/2" iron rod found at fence corner,

THENCE North 55 degrees 23 minutes 29 seconds East, 907.26 feet along the southeasterly fence of said 466.0 acre tract to a 1/2" iron rod and cap and 6' tee post set in fence for this northeasterly corner,

THENCE North 35 degrees 47 minutes 29 seconds West, 4588.94 feet along a new dozed line marked by 6' tee posts set at random distances to a 1/2" iron rod and cap and 6' tee post set for this most northerly corner, a 1/2" iron rod and cap set in existing fence line agreement with Camp Cooley Ranch, Vol. 535, Pg. 415 bears North 35 degrees 47 minutes 29 seconds West, 13.64 feet, a 1/2" iron rod and cap set at the southwesterly corner of a 50' ingress and egress easement through Tract Two to be deeded to John Regan bears South 35 degrees 47 minutes 29 seconds East, 50.0 feet;

THENCE South 53 degrees 53 minutes 37 seconds West, 1577.48 feet to the point of beginning, containing 156.933 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Erwin U. Reagan, during September 1999 and that the facts as stated herein are those found at the time of said survey.

EXHIBIT

"A"

Doc Bk Vol Pg  
20151844 OR 1264 574