

WARRANTY DEED**Date:** November 22, 1999**Grantor:** W. WALTER JADERLUND and F.E. JADERLUND, as to an undivided ¼ interest; OWEN G. MORRIS (owning, occupying and claiming other property as homestead) joined herein pro-forma by his wife, JOYCE MORRIS and DEBORAH MOREE SHAFER and JANINE INEZ MORRIS, Trustees of the MOREE T. MORRIS TESTAMENTARY TRUST, as to an undivided ¼ interest.**Grantor's Mailing Addresses:**

(including county)

To: W. Walter Jaderlund
F.E. Jaderlund
6303 Dulcito Ct., Grandbury,
Hood County, Texas 76049**To:** Owen G. Morris
Joyce Morris
Deborah Moree Shafer and Janine Inez Morris
Trustees of the Moree T. Morris Testamentary Trust
14914 Timberland, Houston,
Harris County, Texas 77062**Grantee:** MARY L. DAVIS**Grantees Mailing Address:** 1032 Military Dr., Canyon Lake,
(including county) Comal County, Texas 78133**Consideration:**

TEN AND NO/100 DOLLARS and other good and valuable consideration.

Property (including any improvements):

Grantors' total undivided interest in 200.04 acres of land in Hays County, Texas further described as follows: 300.04 acres of Land out of part of the South C. & M Railroad Survey No. 1, situated in Hays County, Texas, said 300.04 acre tract being a portion of a 3,169.5 acre tract of land conveyed by W.F. Dutton and wife, R.M. Cotton by Deed Records, Volume 111, Page 147, of the Hays County Deed Records, being more particularly described as being out of and part of that certain 1,100 acre tract of land conveyed by C.A. Barnett of Brunett County to R. Burnell Bennett of record in Volume 204, Page 341, of the Hays County, Texas and being the same 300.04 acre tract conveyed to Hubert P. Davis and Mary L. Davis, Owen G. Morris and Moree G. Morris, and W. Walter Jaderlund and F.E. Jaderlund, by Deed Recorded in Volume 272, Page 731, Deed Records of Hays County, Texas being further described by metes and bounds in EXHIBIT "A" attached hereto; SAVE & EXCEPT a 100 acre tract out of the C&N Railroad Company Survey No. 1 Hays County, Texas, being further described by metes and bounds in EXHIBIT "B" attached hereto.

TOGETHER WITH a non-exclusive perpetual easement fifty feet in width which easement is described in that certain instrument filed of record in Volume 272, Page 731, of the Deed Records of Hays County, Texas, the terms of which are incorporated.

Reservations from and Exceptions to Conveyance and Warranty:

Current ad valorem taxes on said property having been prorated, the payment of the same are hereby assumed by Grantee.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State.

Grantor, for consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

W. Walter Jaderlund
W. WALTER JADERLUND

F.E. Jaderlund
F.E. JADERLUND

OWEN G. MORRIS

JOYCE MORRIS

DEBORAH MOREE SHAFER, Trustee

JANINE INEZ MORRIS, Trustee

STATE OF TEXAS

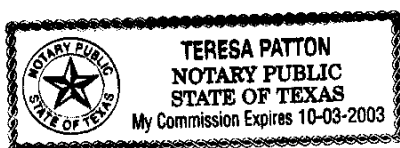
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COUNTY OF HOOD

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This instrument was acknowledged on this 22 day of November, 1999 by
W. Walter Jaderlund.



Teresa Patton
NOTARY PUBLIC, STATE OF TEXAS
Notary's Printed Name:
Teresa Patton
My Commission Expires: 10-3-2003

STATE OF TEXAS

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COUNTY OF HOOD

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This instrument was acknowledged on this 22 day of November, 1999 by F.E. Jaderlund.



Teresa Patton
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

Teresa Patton

My Commission Expires: 10-3-2003

STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged on this ____ day of _____, 1999 by Owen G. Morris.

NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

My Commission Expires: _____

My Commission Expires: _____

STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged on this ____ day of _____, 1999 by Joyce Morris.

NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

My Commission Expires: _____

STATE OF TEXAS

δ

COUNTY OF HARRIS

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This instrument was acknowledged on this ____ day of _____, 1999 by Deborah Moree Shafer, Trustee.

NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

My Commission Expires: _____

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, assessments, maintenance charges, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State.

Grantor, for consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

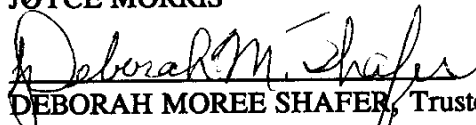
When the context requires, singular nouns and pronouns include the plural.

W. WALTER JADERLUND

F.E. JADERLUND


OWEN G. MORRIS


JOYCE MORRIS


DEBORAH MOREE SHAFER, Trustee


JANINE INEZ MORRIS, Trustee

STATE OF TEXAS

δ

δ

COUNTY OF HOOD

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This instrument was acknowledged on this ____ day of _____, 1999 by
W. Walter Jaderlund.

NOTARY PUBLIC, STATE OF TEXAS
Notary's Printed Name:

My Commission Expires: _____

STATE OF TEXAS

δ

COUNTY OF HOOD

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This instrument was acknowledged on this ____ day of _____, 1999 by F.E. Jaderlund.

NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

My Commission Expires: _____

STATE OF TEXAS

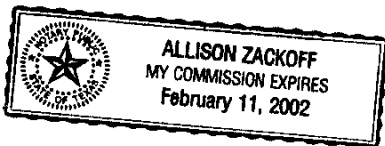
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COUNTY OF HARRIS

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This instrument was acknowledged on this 22 day of NOVEMBER, 1999 by Owen G. Morris.



Allison Zackoff
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

ALLISON ZACKOFF

My Commission Expires: 2/11/02

My Commission Expires: _____

STATE OF TEXAS

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COUNTY OF HARRIS

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This instrument was acknowledged on this 22 day of NOVEMBER, 1999 by Joyce Morris.



Allison Zackoff
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

ALLISON ZACKOFF

My Commission Expires: 2/11/02

My Commission Expires: _____

STATE OF TEXAS

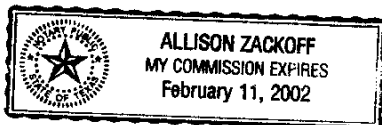
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COUNTY OF HARRIS

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This instrument was acknowledged on this 22 day of NOVEMBER, 1999 by Deborah Moree Shafer, Trustee.



Allison Zackoff
NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

ALLISON ZACKOFF

My Commission Expires: 2/11/02

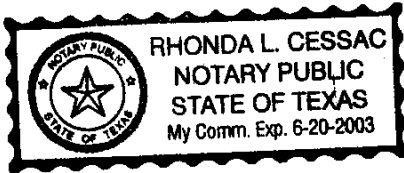
My Commission Expires: _____

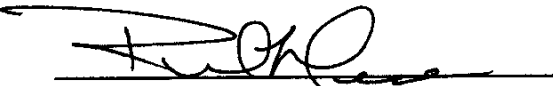
STATE OF TEXAS

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COUNTY OF ~~HARRIS~~ Galveston

This instrument was acknowledged on this 22 day of November, 1999 by
Janine Inez Morris, Trustee.




NOTARY PUBLIC, STATE OF TEXAS

Notary's Printed Name:

Rhonda L. Cessac

My Commission Expires: 6-20-2003

After Recording Return To:

Law Offices of Nolan & Frame
P. O. Box 2017
Canyon Lake, TX 78130-2017
Telephone: (830) 964-3778
Fax: (830) 907-3004

Prepared in the Law Office of:

Nolan & Frame
P. O. Box 2017
Canyon Lake, TX 78130-2017
Telephone: (830) 964-3778
Fax: (830) 907-3004

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200.04 acres of land out of and part of the South C. & N. Railroad Company Survey No. 1, situated in Reynolds County, Texas, said 200.04 acre tract being a portion of a 3,169.8 acre tract of land conveyed by W. F. Button and wife, R. M. Cotton by deed recorded in Volume 111, Page 147, of the Reynolds County Deed Records, being more particularly described as being out of and part of that certain 1,100 acre tract of land conveyed by C. A. Burnett of Burnett County to R. Burnett Bennett of record in Volume 204, Page 241, of the Reynolds County Texas Deed Records, said 200.04 acre tract being more fully described by metes and bounds as follows:

BEGINNING at an iron pipe found at a fence corner in the South line of the above mentioned 3,169.8 acre Cotton ranch, said iron pipe and fence corner being the Southeast corner of the above said 1,100 acre tract and being the Southwest corner of the tract herein described;

THENCE with the fence along the West line of said 1,100 acre tract, same being the West line of the tract herein described, the following nine (9) courses:

1. North 1,338.6 feet to a steel pin set at a fence corner;
2. North 18 deg. 52 min. West 283.8 feet to a steel pin set at a fence corner;
3. North 13 deg. 27 min. East 380.6 feet to a steel pin set at a fence corner;
4. North 80N.0 feet to a steel pin set at a fence corner;
5. North 08 deg. 52 min. West 488.0 feet to a steel pin set at a fence corner;
6. North 14 deg. 12 min. West 157.8 feet to a steel pin set at the base of a 12" Live Oak tree;
7. North 38 deg. 24 min. East 55.5 feet to a steel pin set at the base of a 12" Sycamore tree on the west bank of a creek;
8. North 61 deg. 50 min. East 103.5 feet to a steel pin set at a fence corner;
9. North 98.8 feet to a steel pin set in the fence for the Northwest corner of the tract herein described;

THENCE leaving the fence South 89 deg. 36 min. East, 3,803.8 feet to a steel pin set in the fence for the Northeast corner of this tract, said point being in the east line of the above described 1,100 acre tract, same line being the West line of the Douglas McGregor tract and being in the West line of the Wm. H. Hedding Survey from which point the Northwest corner of said Wm. H. Hedding Survey bears North 583.0 feet;

THENCE with the fence along the east line of the above described 1,100 acre tract, same line being the West line of the McGregor tract, and being also the West line of the Wm. H. Hedding Survey No. 7 as fenced and used upon the ground, South 3,383.5 feet to a steel pin set at a fence corner for the Southeast corner of the above described 1,100 acre tract and the Southeast corner of this tract;

THENCE with the fence along the South line of the above said 1,100 acre tract, same line being the South line of this tract, the following six (6) courses:

1. South 89 deg. 28 min. West 447.0 feet to a steel pin set for a bend in the fence;
2. South 89 deg. 21 min. West 298.8 feet to a steel pin set for a bend in the fence;
3. North 89 deg. 47 min. West 438.1 feet to a steel pin set for a bend in the fence;
4. South 89 deg. 43 min. West 1,277.3 feet to a steel pin set for a bend in the fence;
5. South 89 deg. 39 min. West 463.1 feet to a steel pin set for a bend in the fence;
6. South 89 deg. 41 min. West 890.0 feet to the place of beginning, containing 200.04 acres of land, more or less;

RECORDED IN

EXHIBIT "A"

ORIGINAL DOCUMENT ILLEGIBLE

FIELD NOTES OF A SURVEY OF 100.00 ACRES OUT OF THE CAM RAILROAD COMPANY SURVEY NO. 1 IN HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 300.04 ACRE TRACT CONVEYED TO HUBERT P. DAVIS AND MARY L. DAVIS, OWEN G. MORRIS AND MOREE G. MORRIS, AND WALTER JADERLUND AND F. B. JADERLUND, BY DEED RECORDED IN VOL. 272, PG. 731, DEED RECORDS OF SAID COUNTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the Northeast corner of said 300.04 acre tract and in the West line of a 869.3 acre tract conveyed to Gulf Mount Management by deed recorded in Vol. 414, Pg. 127, deed records of said county, same being the northeast corner of a 50 ft. Roadway Easement (to be recorded), and being also the Southeast corner of a 123.5 acre tract conveyed to Dr. Robert Couch by deed recorded in Vol. 399, Pg. 601, Deed Records of said county for the Northeast corner of the herein described tract and the PLACE OF BEGINNING hereof;

THENCE with the East line of said 300.04 acre tract, the east line of said 50 ft. Roadway Easement (to be recorded) and the West line of said 869.3 acre tract, S00°03'W, a distance of 1135.99 ft to an 1/2" iron rod set in a barbed wire fence for the Southwest corner hereof;

THENCE leaving the East line of said 300.04 acre tract, over and across said 300.04 acre tract, N89°40'W, at approximately 30 ft. past the west line of said 50 ft. Roadway Easement (to be recorded), in all a total distance of 3799.94 ft to a 1/2" iron rod set in a barbed wire fence at the West line of said 300.04 acre tract and the East line of Long View Addition, a subdivision of record in Blk. 2, Pgs 301-303, Plat Records of said county for the Southwest corner hereof;

THENCE with the West line of said 300.04 acre tract and the East line of Lots 1, 2 & 3, Block B, said Longview Addition, the following four (4) courses and distances:

- 1) N00°12'E, a distance of 297.72 ft to a 1/2" iron rod found for an angle point hereof;
- 2) N08°46'W, a distance of 481.33 ft to a 1/2" iron rod found for an angle point hereof;
- 3) N14°14'W, a distance of 159.39 ft to a 1/2" iron rod found for an angle point hereof;
- 4) N38°09'E, a distance of 53.82 ft to a 1/2" iron rod found for an angle point hereof;

THENCE continuing with the West line of said 300.04 acre tract, same being an East line of said Lot 1 and the South line of Lot 17, Twin Creek Addition, a subdivision recorded in Blk. 2, Pg. 298, of said Plat Records, N52°45'E, a distance of 104.10 ft. to a 1/2" iron rod found for an angle point hereof;

THENCE with the West line of the said 300.04 acre tract and the South line of said Lot 17, N00°05'E, a distance of 98.41 ft to a 1/2" iron rod found in a fence, same being the Northwest corner of the said 300.04 acre tract and the Southwest corner of said 123.50 acre tract, for the Northwest corner hereof;

THENCE with the North line of said 300.04 acre tract and the South line of said 123.50 acre tract along the fence line, S89°39'E, a distance of 3,797.05 ft to the PLACE OF BEGINNING and containing 100.00 acres of land. Bearings shown herein are oriented to the Southeastern line of said 300.04 acre tract. These field notes to accompany a survey plat of the area herein described.

EXHIBIT "B"

Recorder's Note.
ORIGINAL DOCUMENT ILLEGIBLE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Lee Carlisle

12-2-99 03:13 PM 9928211
KLEEN \$25.00
LEE CARLISLE, County Clerk
HAYS COUNTY

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