

**TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE  
ONE-TO-FOUR FAMILY RESIDENCES**

**SCHEDULE A**

G.F. No. **MI-04-258**

Issued with Policy No. **367368 M**

Policy Number: **TR 270348**

Policy Date: **September 24, 2004**

Policy Amount:

Premium:

1. Name of Insured:

**Ann L. White**

2. We insure your interest in the land covered by this Policy is:

**Fee Simple**

3. Legal Description of land:

**See Exhibit "A" attached hereto and made a part hereof for all purposes pertinent.**

**NOTE: The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.**

**TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE  
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**SCHEDULE B**

G.F. No. **MI-04-258**

Policy No. **TR 270348**

**EXCEPTIONS**

We do not cover loss, costs, attorneys' fees and expenses resulting from:

1. ~~The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):~~ 
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any, of any spouse of any insured.
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
  - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans. or
  - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
  - c. to filled-in lands, or artificial islands, or
  - d. to statutory water rights, including riparian rights, or
  - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
5. Standby fees, taxes and assessments by any taxing authority for the year **2004**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.

6. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. Vendor's Lien retained in Deed dated September 23, 2004, filed for record on September 24, 2004, executed by John E. Corley and wife, Stephanie Corley to Ann L. White, securing the payment of one note of even date therewith in the principal sum of \$50,000.00, payable to Capital Farm Credit, FLCA, and additionally secured by a Deed of Trust of even date therewith, executed by Ann L. White to Ben R. Novosad, Trustee, and being subject to all the terms, conditions, and stipulations contained in said note and Deed of Trust. Said deed recorded in Volume 952, Page 500, Official Records of Milam County, Texas, and said Deed of Trust recorded in Volume 952, Page 506, Official Records of Milam County, Texas.
  - b. Rights of Parties in possession.
  - c. Such presently valid and subsisting easements, if any, to which the above property is subject, as may be actually located upon the ground, which are not of record.
  - d. Any portion of the property herein described, if any, which falls within the boundaries of any road or roadway.
  - e. The tax certificate furnished by the taxing authorities is issued on real property only. It does not include taxes on the mineral estate and/or personal property, therefore, no liability is assumed hereunder for the payment of said taxes on the mineral estate and/or personal property.
  - f. Easement dated April 23, 1938 executed by J. E. Stigall and wife, Mrs. Lizzie Stigall to Texas Power & Light Company, recorded in Volume 223, Page 315, Deed Records of Milam County, Texas.
  - g. Easement dated October 28, 1940 executed by Joe E. Stigall and wife, Lizzie Stigall to Texas Power & Light Company, recorded in Volume 230, Page 367, Deed Records of Milam County, Texas.
  - h. Easement dated November 2, 1967 executed by J. Edwin Stigall and wife, Jewell Stigall to State of Texas, recorded in Volume 354, Page 151, Deed Records of Milam County, Texas.
  - i. Easement dated November 4, 1975 executed by J. Edwin & Gladys Stigall to Southwest Milam Water Supply Corporation, recorded in Volume 425, Page 213, Deed Records of Milam County, Texas.
  - j. Oil and Gas Lease dated March 6, 1981 executed by J. Edwin Stigall to Charles Callery, recorded in Volume 119, Page 148, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.
  - k. The liability insofar as coverage of the mobile home or any other manufactured housing unit is only effective as long as the mobile home remains affixed to the realty described in Schedule A hereof.

First American Title Insurance  
Company

Countersigned  
Botts Title Company - Milam County  
By Cristi Doss  
Cristi Doss, Escrow Officer

# EXHIBIT "A"

In Re: 35.000 Acres  
Abigail Fokes Survey, A-20  
Milam County, Texas



All that certain tract or parcel of land situated in Milam County, Texas, being part of the Abigail Fokes Survey, Abstract No. 20 and being part of the residue of a 220.60 acre tract as conveyed from J. E. Stigall to J. Edwin Stigall by Deed dated December 20, 1967 and being recorded in Volume 351, Page 313 of the Deed Records of Milam County, Texas and being more particularly described by metes and bounds as follows, to wit:

BASIS OF BEARINGS: North line of an adjoining James N. Cooper, et ux 13.11 acre tract (721/266 - part of said original 220.60 acre tract) and being a Deed Call Bearing of S83°49'00"W.

COMMENCING at an iron pin set at a fence corner post on the occupied South fence line of County Road No. 420 for the Northeast corner of a Mrs. Leah Fletcher 33 acre tract (296/469) and for the Northwest corner of said original 220.60 acre tract;

THENCE N70°32'21"E - 538.57 feet with an occupied common line as fenced between the South line of said County Road No. 420 and said original 220.60 acre tract to an iron pin set for the PLACE OF BEGINNING and for the Northwest corner of this tract;

THENCE continuing with an occupied common line as fenced between the South line of said County Road No. 420 and said original 220.60 acre tract as follows:

N70°32'21"E - 500.64 feet to an iron pin set at a fence corner post for an exterior ell corner of this tract;  
N71°33'52"E - 37.94 feet to an iron pin set for the Northeast corner of this tract;

THENCE S19°01'27"E - 2658.33 feet with a fence line and its prolongation and entering said original 220.60 acre tract for division to an iron pin set in a fence line for the Southeast corner of this tract;

THENCE with the fenced South line of herein described tract as follows:

S78°35'48"W - 102.68 feet to a fence corner post for an interior ell corner of this tract;  
S68°51'42"W - 98.94 feet to a fence corner post for an interior ell corner of this tract;  
S54°51'39"W - 82.34 feet to a fence corner post for an interior ell corner of this tract;  
S49°08'49"W - 239.94 feet to a fence corner post for an interior ell corner of this tract;


# EXHIBIT "A"

S44°58'01"W - 106.30 feet to an iron pin set for the Southwest corner of this tract;

THENCE N17°51'56"W - 2803.08 feet with the West line of herein described tract to the PLACE OF BEGINNING and containing 35.000 Acres of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 16th day of August, 2000.

  
W. L. FERGUSON, RPLS. L. FERGUSON  
