

Bob Heyen Realty

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E-mail Address
bobheyenrealty@sbcglobal.net

La Brisa Ranch

- ACREAGE:** 358.2 acres, more or less.
- LOCATION:** 824 PR 6100
D'Hanis, Texas 78850
Property is located approximately 20 miles SW of Hondo or 8.5 miles S of Hwy. 90 off of CR 520 (Squirrel Creek Road) and accessed via an easement (PR 6100). There are also 3 landowners who access their properties through an easement across the ranch. All in Medina County, Texas.
- PRICE:** \$1,575,000.00.
- TERMS:** Cash to Seller and/or third party financing.
- SCHOOL:** D'Hanis ISD.
- TAXES:** Property is under Agricultural Use Exemption. 2017 taxes were approximately \$2,522.67.
- MINERALS:** Any and all minerals rights owned will be conveyed including executive rights. To be more accurately determined by new title commitment.
- WATER:** There is one Edwards water well that is approximately 1,100' in depth. The well has a 6" steel casing with a 25 GPM, 5HP submersible pump set at 480'. Piping is 2" galvanized and there are two 119 gallon pressure tanks. Water is piped to all homes, roping arena, the corral trough, and to one tank by a constant pressure booster pump from the reservoir. There are also two earthen tanks and approximately 1,344' of the West Squirrel Creek.
- TERRAIN/GRASSES:** The terrain is flat to gently rolling with elevations ranging from 850'-900'.
- VEGETATION:** Vegetation consists of huisache, guajillo, guayacan and has Mesquite, Live Oaks and some Cedar Elm. There is approximately 60-80 acres of open field land that is in improved grasses consisting of Tifton 85 Bermuda grass and Klein grass as well as others native to the area such as Blue Grama, Buffalo grass and Curly Mesquite.
- WILDLIFE:** Native game includes whitetail deer, turkey, quail, dove and hogs. The West Squirrel Creek and earthen tanks provide excellent habitat, food and water for water fowl as well.
- IMPROVEMENTS:** The ranch has standard height barbed wire fencing and is partially high fenced on the west boundary. Property is cross fenced into four pastures with excellent interior roads that traverse the property with some being paved. There are also many nice structural improvements including:

MAIN HOME: Beautiful Spanish-style 3BR/4B home consisting of approximately 3,823 sq. ft. of living area. There is a modern kitchen, dining area, two spacious living areas, each with their own fireplace that looks out over the swimming pool and outdoor entertainment area. The flooring is Saltillo tile, berber and low pile carpeting with the floor plan laid out comfortably allowing for a perfect entertainment and relaxed environment on the ranch. The exterior of the home is stucco and timber with the roof being Spanish style clay tile. The home is situated overlooking a custom built in-ground swimming pool with hot tub and is completely surrounded by tile patios, 3-car carport, and sprinkler irrigated manicured yard.

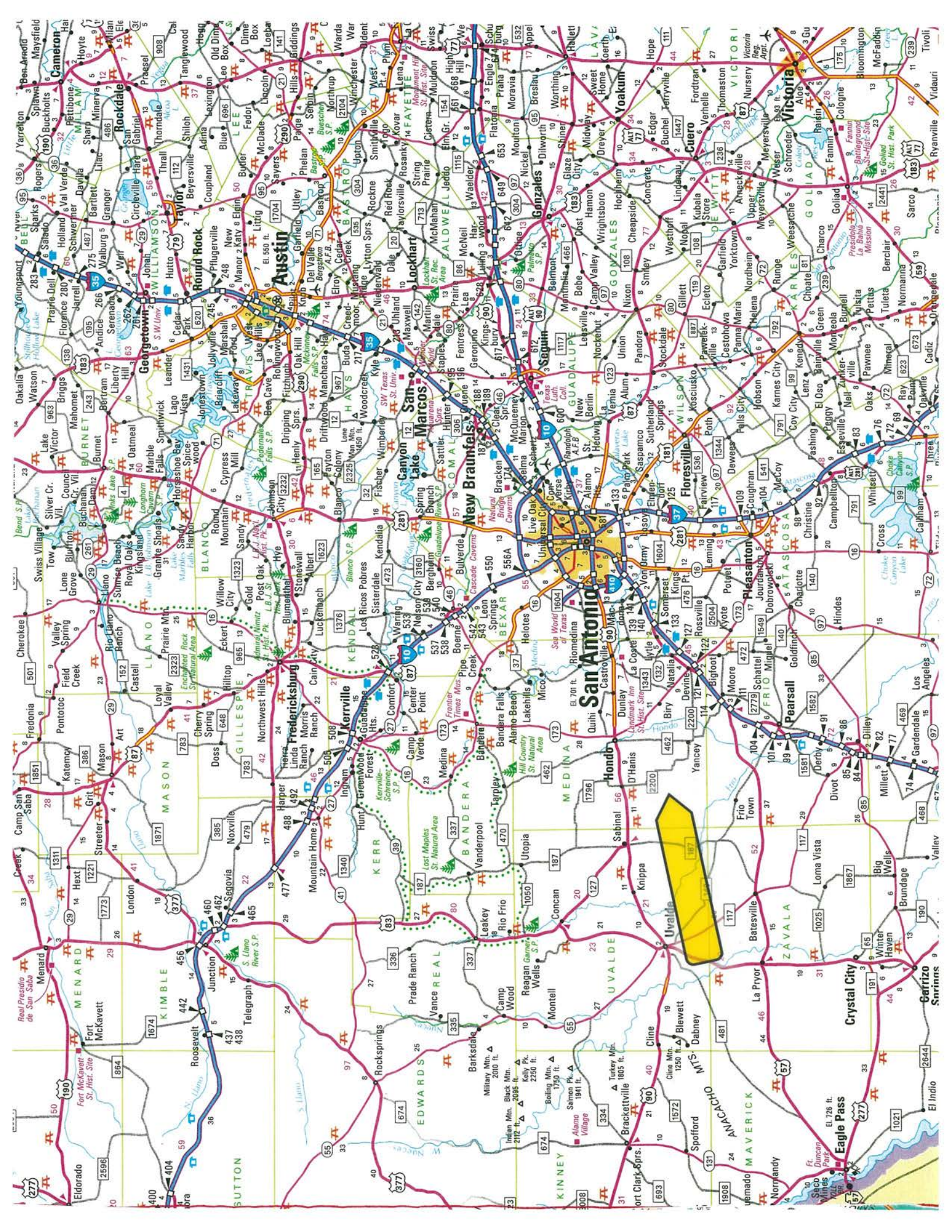
GUEST HOME: Very nice 2BR/2B guest home consisting of approximately 1,056 sq. ft. of living area. This is a cozy, rustic ranch home on pier and beam with hardi-plank siding, metal roof, window A/C units and its own septic system. There is a comfortable living area, kitchen, and tile and carpeted flooring. The porch extends along the entire front of the home overlooking a well manicured and fenced yard that surrounds the home.

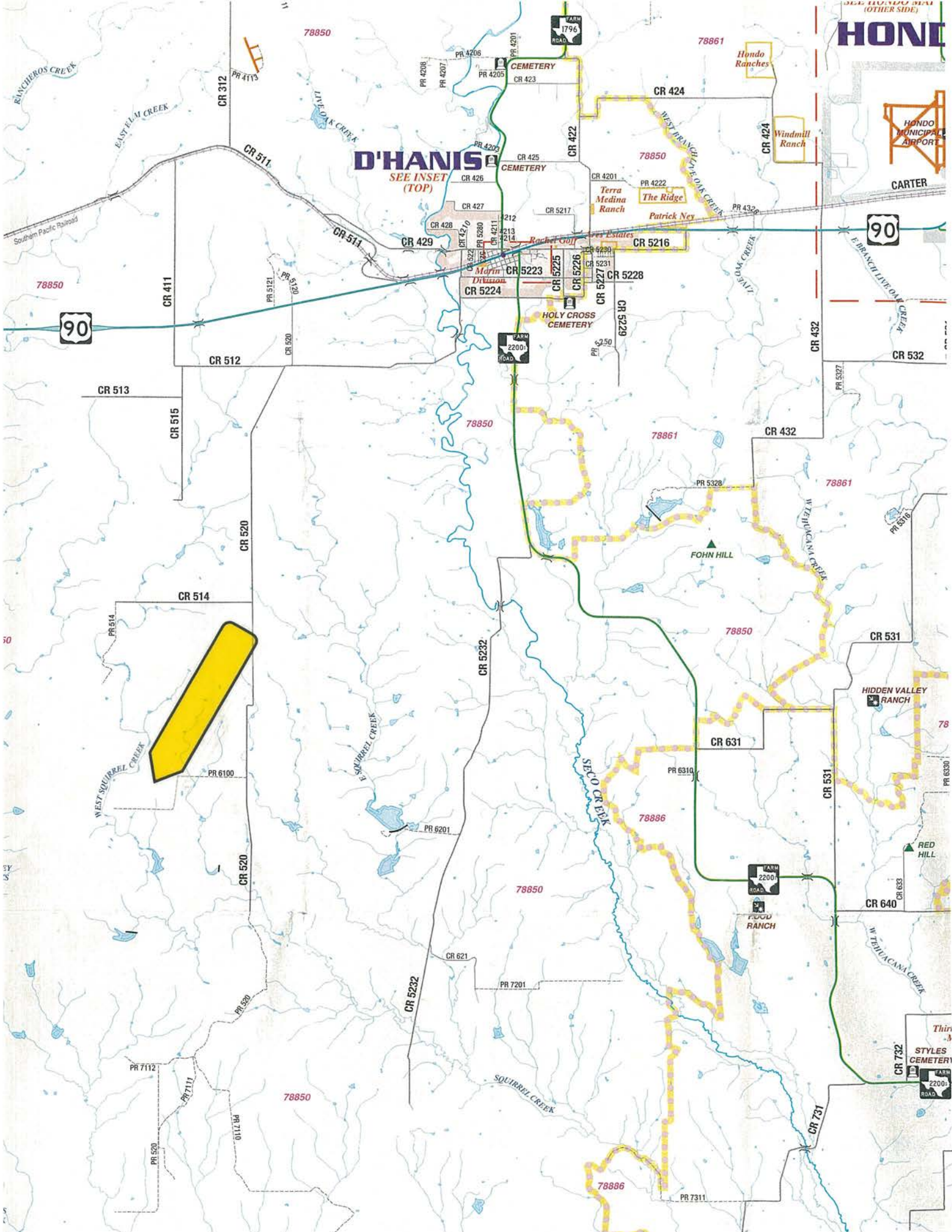
FOREMAN'S HOME: A nice 12'x38' 1BR/1B home on a concrete slab with hardi-plank siding, metal roof and A/C window units.

Aside from the three homes, there is a small wooden smokehouse; 3-sided, approximately 21'x61' (or 1,281 sq. ft.) metal hay barn with 4 bays and concrete floors; a 12'x52', 4 stall horse barn with concrete floors, water and electricity; a workshop/storage/cantina with concrete floors, electricity and water. The cantina is set up for entertaining along with a restroom and tack room; a very nice pipe roping arena; cleared grass landing strip; and a set of pipe corrals with gates, chute and water trough.

REMARKS:

This is a highly improved cattle/hunting/recreational ranch that offers a diverse mix of improved field land and South Texas brush which creates a fantastic habitat for cattle and wildlife. This is truly a South Texas destination ranch ready for the rancher or outdoor enthusiast with a convenient location only 1 hour and 15minutes from the San Antonio International Airport!





D'HANIS
SEE INSET (TOP)

Hondo Ranches

Windmill Ranch

CARTER

90

CR 532

CR 432

FOHN HILL

CR 531

HIDDEN VALLEY RANCH

78

PR 6330

RED HILL

CR 640

W. TEJUCANA CREEK

Thin

STYLES CEMETERY

CR 732

2200'

ROAD

PR 7311

CR 731

78886

SQUIRREL CREEK

CR 621

PR 7201

CR 5232

78850

PR 7112

PR 7111

0117 B4

PR 520

WEST SQUIRREL CREEK

PR 514

CR 514

CR 520

CR 515

CR 513

CR 512

90

78850

CR 429

CR 428

CR 427

CR 426

CR 425

CR 424

CR 423

CR 422

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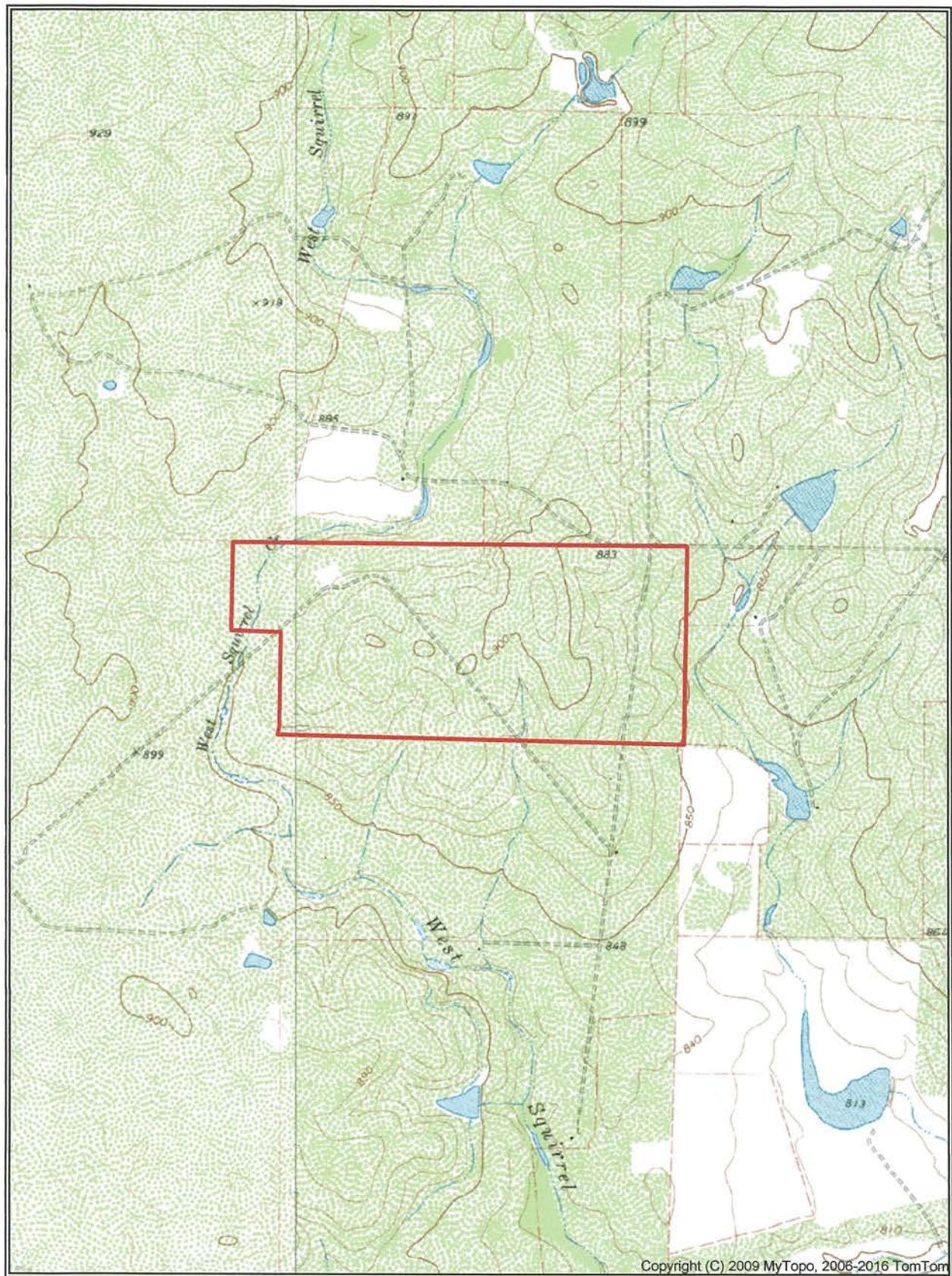
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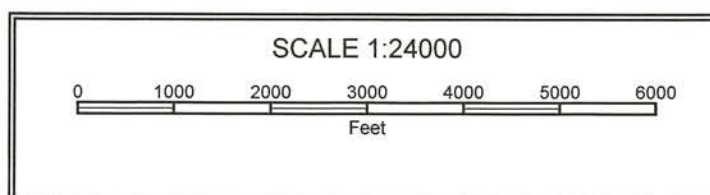
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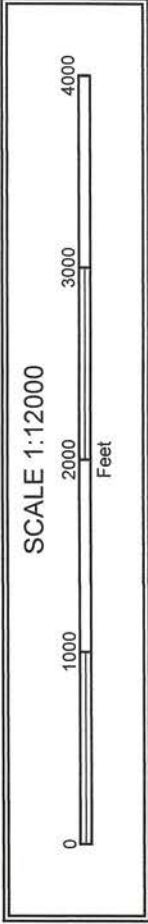
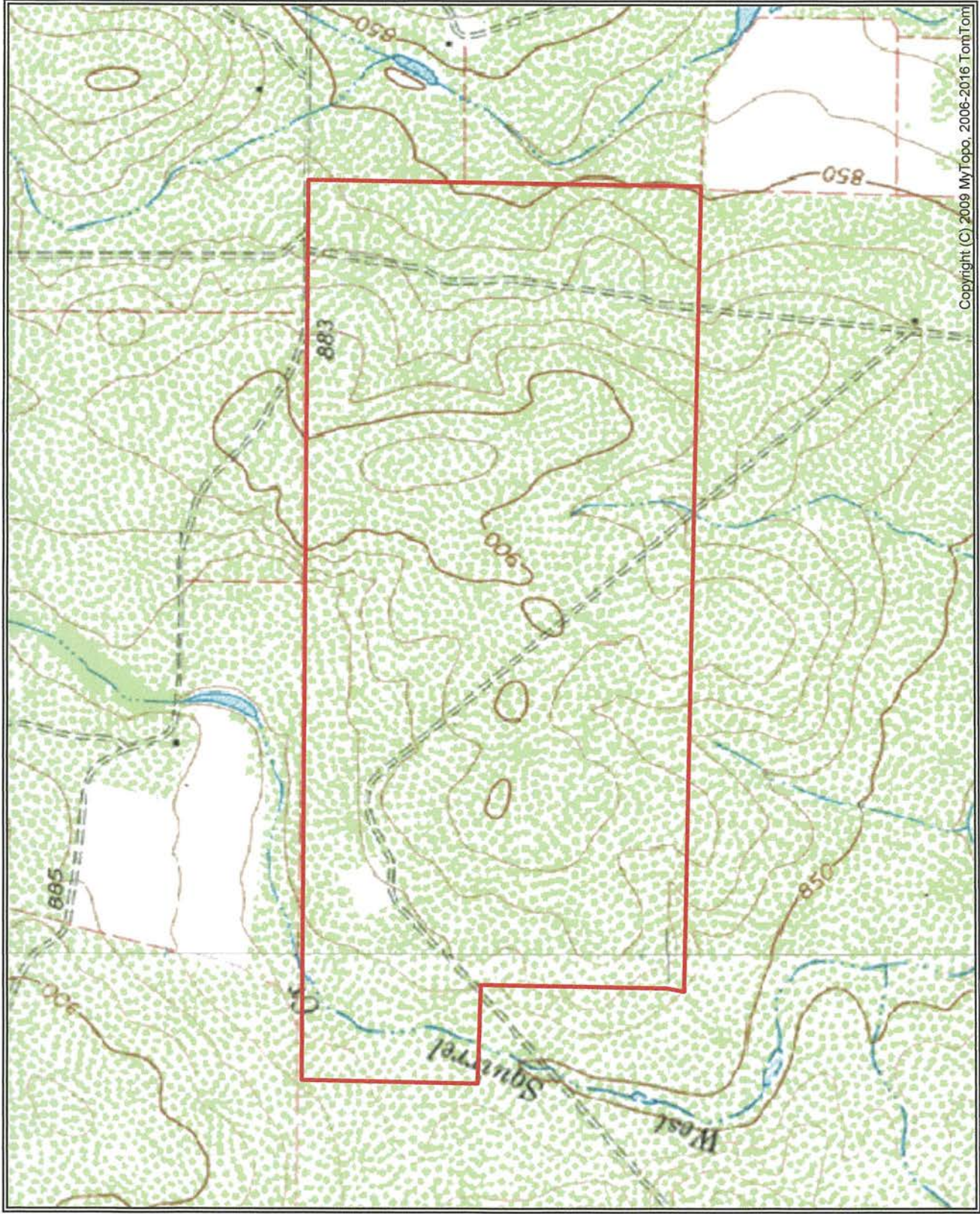
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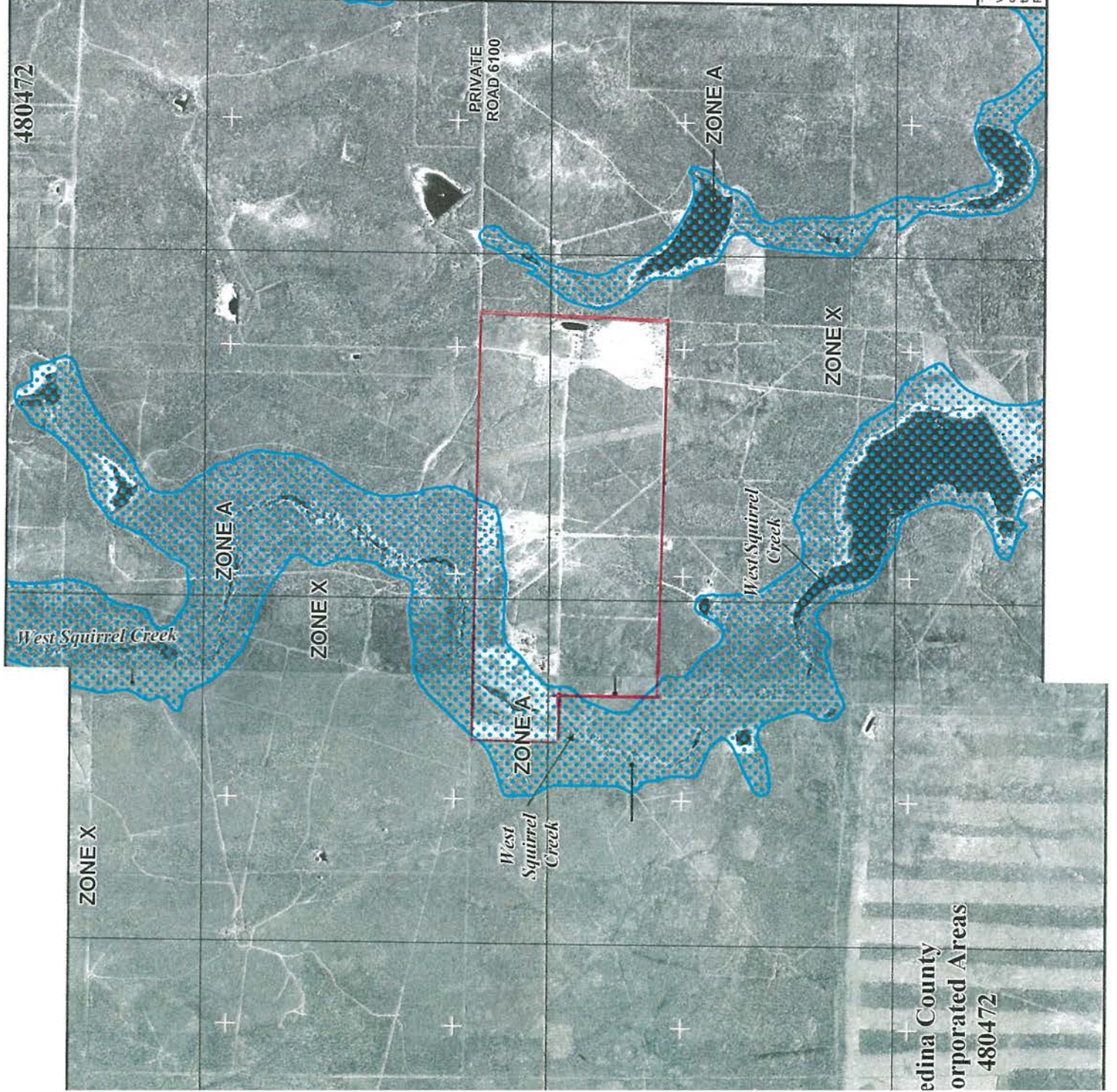
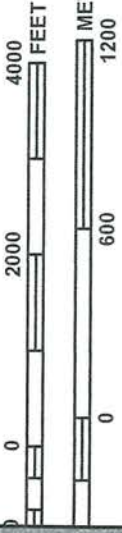


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SCALE 1:12000



MAP SCALE 1" = 2000'



NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0600C

FIRM

FLOOD INSURANCE RATE MAP
MEDINA COUNTY,
TEXAS
AND INCORPORATED AREAS

PANEL 600 OF 850

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS	NUMBER	PANEL	SUFFIX
COMMUNITY	480472	0600	C
MEDINA COUNTY			

Notice to User: The Map Number shown below should be used when placing map orders. The Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
48325C0600C

EFFECTIVE DATE
April 3, 2012

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

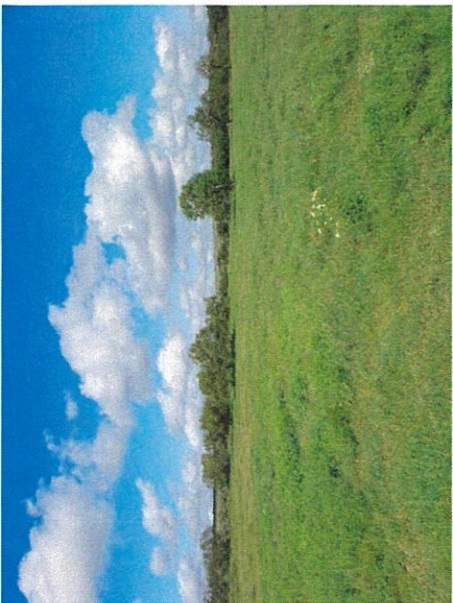
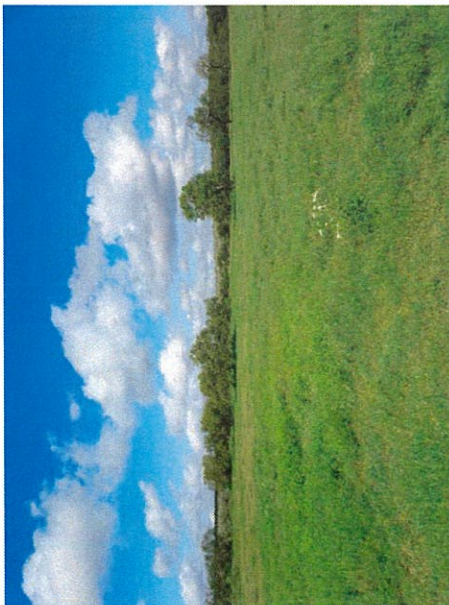
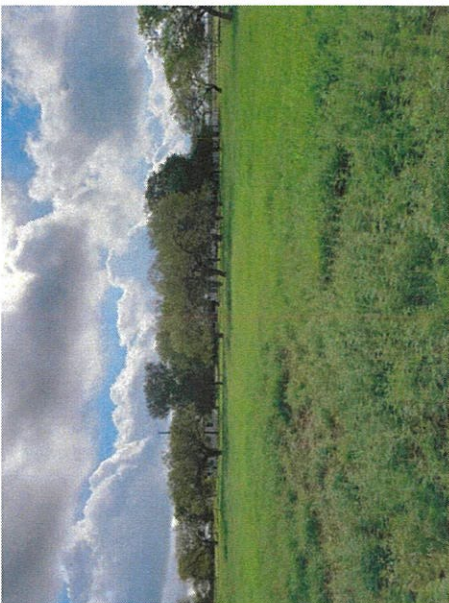














APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

8-7-2017



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 824 PR 6100, D'Hanis, Texas 78850 (MAIN HOME)
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

☒ Range
☒ Dishwasher
☒ Washer/Dryer Hookups
☒ Security System

☒ Oven
☒ Trash Compactor
☒ Window Screens
☒ Fire Detection Equipment
☒ Smoke Detector
☒ Smoke Detector-Hearing Impaired
☒ Carbon Monoxide Alarm
☒ Emergency Escape Ladder(s)

☒ Microwave
☒ Disposal
☒ Rain Gutters *partial*
☒ Intercom System

☒ TV Antenna
☒ Ceiling Fan(s)
☒ Central A/C
☒ Plumbing System
☒ Patio/Decking
☒ Pool
☒ Pool Equipment
☒ Fireplace(s) & Chimney
(Wood burning)

☒ Cable TV Wiring
____ Attic Fan(s)
☒ Central Heating
☒ Septic System
☒ Outdoor Grill
☒ Sauna
☒ Pool Heater

☒ Satellite Dish
☒ Exhaust Fan(s)
☒ Wall/Window Air Conditioning
☒ Public Sewer System
☒ Fences
☒ Spa _____ Hot Tub
☒ Automatic Lawn Sprinkler System
☒ Fireplace(s) & Chimney
(Mock)

____ Natural Gas Lines
☒ Liquid Propane Gas

____ LP Community (Captive)

☒ Gas Fixtures
☒ LP on Property

Garage: ☒ Attached

____ Not Attached

☒ Carport

Garage Door Opener(s):

☒ Electronic

____ Control(s)

Water Heater:

____ Gas

____ Electric

Water Supply: ☒ City

☒ Well

____ MUD

____ Co-op

Roof Type: Mission Tile Age: 10 yrs (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary):

Seller occupies on weekends. Seller has ranch foreman on property
Question on the garbage disposals

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code? ☐ Yes ☒ No ☐ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): _____

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<input checked="" type="checkbox"/> Interior Walls	<input checked="" type="checkbox"/> Ceilings	<input checked="" type="checkbox"/> Floors
<input checked="" type="checkbox"/> Exterior Walls	<input checked="" type="checkbox"/> Doors	<input checked="" type="checkbox"/> Windows
<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Foundation/Slab(s)	<input checked="" type="checkbox"/> Sidewalks
<input checked="" type="checkbox"/> Walls/Fences	<input checked="" type="checkbox"/> Driveways	<input checked="" type="checkbox"/> Intercom System
<input checked="" type="checkbox"/> Plumbing/Sewers/Septics	<input checked="" type="checkbox"/> Electrical Systems	<input checked="" type="checkbox"/> Lighting Fixtures

Other Structural Components (Describe): _____

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<input checked="" type="checkbox"/> Active Termites (includes wood destroying insects)	<input checked="" type="checkbox"/> Previous Structural or Roof Repair
<input checked="" type="checkbox"/> Termite or Wood Rot Damage Needing Repair	<input checked="" type="checkbox"/> Hazardous or Toxic Waste
<input checked="" type="checkbox"/> Previous Termite Damage	<input checked="" type="checkbox"/> Asbestos Components
<input checked="" type="checkbox"/> Previous Termite Treatment <i>Annual Termite check</i>	<input checked="" type="checkbox"/> Urea-formaldehyde Insulation
<input checked="" type="checkbox"/> Previous Flooding	<input checked="" type="checkbox"/> Radon Gas
<input checked="" type="checkbox"/> Improper Drainage	<input checked="" type="checkbox"/> Lead Based Paint
<input checked="" type="checkbox"/> Water Penetration	<input checked="" type="checkbox"/> Aluminum Wiring
<input checked="" type="checkbox"/> Located in 100-Year Floodplain	<input checked="" type="checkbox"/> Previous Fires
<input checked="" type="checkbox"/> Present Flood Insurance Coverage	<input checked="" type="checkbox"/> Unplatted Easements
<input checked="" type="checkbox"/> Landfill, Settling, Soil Movement, Fault Lines	<input checked="" type="checkbox"/> Subsurface Structure or Pits
<input checked="" type="checkbox"/> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<input checked="" type="checkbox"/> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware)
☒ No (if you are not aware) If yes, explain. (Attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- ☒ Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- ☒ Homeowners' Association or maintenance fees or assessments.
- ☒ Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- ☒ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- ☒ Any lawsuits directly or indirectly affecting the Property.
- ☒ Any condition on the Property which materially affects the physical health or safety of an individual.
- ☒ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☒ Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
8. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Signature of Seller William T. Frerichs Date 6-26-18 Signature of Seller _____ Date _____

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser _____ Date _____ Signature of Purchaser _____ Date _____



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

8-7-2017



SELLER'S DISCLOSURE NOTICE

CONCERNING THE PROPERTY AT 824 PR 6100, D'Hanis, Texas 78850 (GUEST HOME)
(Street Address and City)

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Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Oven	<input type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Trash Compactor	<input type="checkbox"/> Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups	<input checked="" type="checkbox"/> Window Screens	<input type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Security System	<input checked="" type="checkbox"/> Fire Detection Equipment	<input type="checkbox"/> Intercom System
	<input checked="" type="checkbox"/> Smoke Detector	
	<input checked="" type="checkbox"/> Smoke Detector-Hearing Impaired	
	<input checked="" type="checkbox"/> Carbon Monoxide Alarm	
	<input checked="" type="checkbox"/> Emergency Escape Ladder(s)	
<input type="checkbox"/> TV Antenna	<input checked="" type="checkbox"/> Cable TV Wiring	<input type="checkbox"/> Satellite Dish
<input checked="" type="checkbox"/> Ceiling Fan(s)	<input checked="" type="checkbox"/> Attic Fan(s)	<input type="checkbox"/> Exhaust Fan(s)
<input checked="" type="checkbox"/> Central A/C	<input checked="" type="checkbox"/> Central Heating	<input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Plumbing System	<input checked="" type="checkbox"/> Septic System	<input type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Patio/Decking <u>Porch</u>	<input checked="" type="checkbox"/> Outdoor Grill	<input type="checkbox"/> Fences
<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Sauna	<input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub
<input checked="" type="checkbox"/> Pool Equipment	<input checked="" type="checkbox"/> Pool Heater	<input type="checkbox"/> Automatic Lawn Sprinkler System
<input checked="" type="checkbox"/> Fireplace(s) & Chimney (Wood burning)		<input type="checkbox"/> Fireplace(s) & Chimney (Mock)
<input checked="" type="checkbox"/> Natural Gas Lines		<input type="checkbox"/> Gas Fixtures
<input checked="" type="checkbox"/> Liquid Propane Gas	<input type="checkbox"/> LP Community (Captive)	<input type="checkbox"/> LP on Property
Garage: <input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Not Attached	<input type="checkbox"/> Carport
Garage Door Opener(s):	<input checked="" type="checkbox"/> Electronic	<input type="checkbox"/> Control(s)
Water Heater:	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electric
Water Supply: _____ City	<input checked="" type="checkbox"/> Well _____ MUD	<input type="checkbox"/> Co-op
Roof Type: <u>T.I.N</u>	Age: <u>30 yrs</u> (approx.)	

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

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<input checked="" type="checkbox"/> Plumbing/Sewers/Septics	<input checked="" type="checkbox"/> Electrical Systems	<input checked="" type="checkbox"/> Lighting Fixtures
<input checked="" type="checkbox"/> Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

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- ☒ Any condition on the Property which materially affects the physical health or safety of an individual.
- ☒ Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- ☒ Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

7. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
8. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Signature of Seller

William T. Frerichs

Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



TEXAS ASSOCIATION OF REALTORS®
INFORMATION ABOUT ON-SITE SEWER FACILITY

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CONCERNING THE PROPERTY AT 358.2 Acre LaBrisa Ranch - D'Hanis, Texas

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: _____ ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: _____ ☐ Unknown
1) Big House East side - middle of home 15-20' east of house
2) West of Saddle room 3) Guest house - not sure
- (4) Installer: 1) UNKNOWN 2) Frontier Pavement - It was inspected 3) UNKNOWN ☒ Unknown
- (5) Approximate Age: 1) 30 yrs 2) 20 yrs ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
 If yes, name of maintenance contractor: _____
 Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? #1 Checked 5 yrs. ago was OK
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
 If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.

John T Frerichs
Signature of Seller _____ Date _____

Signature of Seller John William Frerichs _____ Date _____

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer Judith G. Frerichs _____ Date _____