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C-148-8553

WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS. YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §

COUNTY OF CASS §

KNOW ALL MEN BY THESE PRESENTS:

That, **WILLEFORD, WILLEFORD & CALLAWAY**, a Texas General Partnership, by and through **GLEN M. WILLEFORD, GENERAL PARTNER** and **GARY P. WILLEFORD, GENERAL PARTNER** of Hughes Springs, Texas (hereinafter referred to as "Grantor"), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good, valuable and adequate consideration to it in hand paid by **J.P. ABERNATHY, a married person** and **BYRON TERRY, JR., a married person**, (hereinafter referred to as "Grantees"), the receipt of which is hereby acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY unto **J.P. ABERNATHY** whose address is 662 E. Prospect Road, Jefferson, Texas 75657 and **BRYON TERRY, JR.**, whose address is P.O. Box 726, Hughes Springs, Texas 75656, all of that certain tract or parcel of land situated in Cass County, Texas and more particularly described as follows, to wit:

TRACT 1:

Being 25.0 acres of land situated in the Allen B. Nugent Survey, Abstract No. 798, Cass County, Texas; said 25.0 acre tract being a part of the First Tract, a called 117 acre tract and a part of the Second Tract, a called 63 acre tract of record in Volume 679, Pages 282-283 of the Deed Records of Cass County, Texas; said 25.0 acre tract being more particularly described as follows:

COMMENCING at a fence corner post for the occupied Northwest corner of the above mentioned First Tract, a called 117 acre tract, said point being on the West boundary line of the Allen B. Nugent Survey;

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THENCE: S 00° 50' 14" W, 1,093.60 feet; S 00° 58' 29" W, 765.86 feet; and S 00° 08' 19" E, 766.94 feet along the occupied West boundary line of said 117 acre tract to a point for corner in same;

THENCE: East, 1,309.74 feet along the called South boundary line of said 117 acre tract to a point for corner in same, said point also being the Point of Beginning of the herein described tract;

THENCE: N 37° 00' 53" E, at 154.41 feet pass a 3/8" iron rod set for reference on the South side of an access easement cul-de-sac (50' radius) and continue 50.00 feet for a total distance of 204.41 feet to a point for corner, said point being the centerline radius point of said access easement cul-de-sac;

THENCE: S 05° 40' 00" E, at 50.00 feet pass a 3/8" iron rod for reference on the South side of said access easement cul-de-sac (radius 50') and continue 188.35 feet for a total distance of 238.35 feet to a 3/8" iron rod set for corner;

THENCE: S 10° 03' 52" W, at 1,558.17 feet pass a 3/8" iron rod set for reference and continue 26.88 feet for a total distance of 1,585.05 feet to a point for corner on the centerline of Black Cypress Creek;

THENCE: With the meanders of Black Cypress Creek and the South boundary line of the Second Tract, a called 63 acre tract the following bearings and distances: S 21° 11' 41" W, 96.93 feet; S 62° 11' 55" W, 44.65 feet; N 73° 29' 43" W, 59.06 feet; S 54° 14' 30" W, 48.70 feet; S 30° 23' 10" W, 110.47 feet; N 58° 07' 34" W, 43.99 feet; N 02° 13' 22" E, 106.84 feet; N 42° 21' 19" W, 40.07 feet; S 49° 07' 07" W, 89.31 feet; S 85° 10' 09" W, 66.76 feet; N 24° 43' 18" W, 143.83 feet; S 87° 50' 01" W, 55.01 feet; S 63° 42' 37" W, 134.50 feet; N 85° 05' 00" W, 173.98 feet; N 10° 23' 26" W, 50.16 feet; N 24° 27' 08" E, 112.30 feet; N 10° 25' 29" W, 79.52 feet and N 74° 24' 46" W, 43.44 feet along the centerline of Black Cypress Creek and the South boundary line of said 63 acre tract to a point for corner in same;

THENCE: N 11° 19' 43" E, at 24.70 feet pass a 3/8" iron rod set for reference and continue 530.19 feet for a total distance of 554.89 feet to a 3/8" iron rod for corner;

THENCE: S 88° 00' 40" E, 195.60 feet to a 3/8" iron rod set for corner;

THENCE: N 37° 00' 53" E, 1,120.48 feet to the Point of Beginning of the herein described tract and containing 25.0 acres of land, more or less.

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TRACT 2.
Being 25.00 acres of land in the Allen B. Nugent Survey, A-798, Cass County, Texas, being a part of a called 117 acre tract (First Tract) and a part of a called 63 acre tract (Second Tract); both tracts described by deed recorded in Volume 679, Pages 282,283 of the Deed Records of Cass County, Texas; said 25.00 acres of land being more particularly described as follows: COMMENCING at a fence corner post found for the northwest corner of said 117 acres tract;

THENCE with the fenced west boundary line of the 117 acre tract and then the fenced west boundary line of the 63 acre tract S 00° 50' 14" W, 1,093.60 feet; S 00° 58' 29" W, 765.86 feet and S 00° 08' 19" E, 984.46 feet to a 3/8" iron rod set in the fenced west boundary line of the 63 acre tract for the POINT OF BEGINNING of the described tract;

THENCE N 73° 24' 42" E, 1,383.58 feet to a 3/8" iron rod set;

THENCE East, at 100.00 feet pass a 3/8" iron rod set for reference on the right-of-way line of the Riley Court cul-de-sac (50.00 feet radius), then continue 50.00 feet for a total distance of 150.00 feet to a point on the centerline of Riley Court, also being the center of the right-of-way cul-de-sac;

THENCE S 37° 00' 53" W, at 50.00 feet pass a 3/8" iron rod set for reference on the right-of-way line of the Riley Court cul-de-sac, then continue 1,274.49 feet for a total distance of 1,324.89 feet to a 3/8" iron rod set;

THENCE N 88° 00' 40" W, 195.60 feet to a 3/8" iron rod set;

THENCE S 11° 19' 43" W, at 530.19 feet pass a 3/8" iron rod set for reference on the north bank of a creek and continue 24.70 feet for a total distance of 554.89 feet to a point on the centerline of the creek;

THENCE with the meanders of the creek: S 10° 54' 41" W, 156.38 feet; N 67° 31' 44" W, 42.97 feet; N 21° 07' 05" W, 81.53 feet; N 87° 12' 18" W, 36.71 feet; S 43° 37' 41" W, 87.42 feet; S 82° 41' 42" W, 61.96 feet and N 29° 38' 07" W, 157.64 feet to a point in same for the southwest corner of the 63 acre tract;

THENCE N 00° 10' 28" E with the boundary line of the 63 acre tract, at 70.00 feet pass a 3/8" iron rod set for reference, and continue 660.77 feet for a total distance of 730.77 feet to a 3/8" iron rod set in a fence line;

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THENCE N 00° 49' 13". E, 477.34 feet with the fenced west boundary line of the 63 acre tract to the POINT OF BEGINNING, containing 25.00 acres of land, more or less, of which 0.02 lies within the Riley Court Right-of-way, leaving a new of 24.98 acres of land, more or less

SAVE AND EXCEPT and there is hereby reserved unto the Grantor, its successors and assigns, all of its undivided right, title and interest in and to the oil, gas and other hydrocarbon minerals in and under, and that may be produced from the above-described property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing the said land for oil, gas and other hydrocarbon minerals, and removing the same therefrom.

This conveyance is executed, delivered and accepted without any representation, assurance or warranty, whether express or implied, as to the condition of the Property and the improvements situated thereon, or as to the fitness, merchantability or suitability of the Property or improvements, or as to the existence, non-existence or extent of nature or defects of any kind, either apparent or latent.

In consideration of the Grantor conveying the Property and improvements for the consideration hereinabove recited, the Grantees accept the Property, in its present condition, "AS IS", without any warranty or guarantee as to the condition, fitness, merchantability, suitability or freedom from defects.

This conveyance is made and accepted subject to all rights-of-way, restrictive covenants, outstanding mineral reservations, mineral deeds, mineral leases, flowage easements, easements, boundary line encroachments, rights of parties in possession, conditions, and restrictions, visible and apparent or of record in the office of the County Clerk of Cass County, Texas.

Grantees herein assume the taxes for the current year.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantees, their heirs, assigns