

Issued with Policy No.

SCHEDULE A

Amount of Insurance: \$

Policy No. **124-007450**

Premium: \$

Date of Policy: **June 11, 1985**
@ 12:25 P.M.

G.F. No. **85-188**

Name of Insured: **Melton R. Guthrie and wife,**
Iris S. Guthrie

1. The estate or interest in the land insured by this policy is: **Fee Simple.**

2. The land referred to in this policy is in **Lee** County, Texas and is described as follows:

1.38 acres of land, more or less, lying and being situated in the Philip Prator Survey, A-258, Lee County, Texas, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

SCHEDULE B

This policy is subject to the Conditions and Stipulations hereof, the terms and conditions of the leases or easements insured, if any, shown in Schedule A, and to the following matters which are additional exceptions from the coverage of this policy:

1. The following restrictive covenants of record itemized below (the Company must either insert specific recording data or state "None of Record"). **None of record.**
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments, or any overlapping of improvements.
3. Taxes for the year 19 85 and subsequent years, and subsequent assessments for prior years due to change in land usage or ownership. **State, County, and Lexington I.S.D. not yet due and payable.**
4. The following lien(s) and all terms, provisions and conditions of the instruments(s) creating or evidencing said lien(s):
Vendor's Lien retained in Deed, dated June 10, 1985, recorded in Vol. 495, Page 512, Real Property Records, Lee County, Texas, executed by J. A. Caffey and wife, Nancy E. Caffey, to Melton R. Guthrie and wife, Iris S. Guthrie, securing the payment of one note of even date therewith in the principal amount of \$22,500.00, payable to the order of J. A. Caffey and wife, Nancy E. Caffey; said note additionally secured by a Deed of Trust of even date therewith to Jim Barton, Trustee, recorded in Vol. 495, Page 515, Real Property Records, Lee County, Texas.
5. Rights of parties in possession.
6. Any visible and apparent easements not of record.
7. Rights of Lee County and the general public to any part of this property which lies in any road or roadway.
8. All the oil, gas and other minerals retained in deed dated August 17, 1972, from Southern Pacific Transport Company to V. D. Simmons, et al, recorded in Vol. 207, Page 62, Deed Records, Lee County, Texas.
9. The right at any time to re-enter the easterly 100 feet of the subject property, for the purpose of constructing and operating and maintaining a line of railroad and installing and thereafter operating and maintaining oil and/or gas pipelines, as retained in deed dated August 17, 1972, from Southern Pacific Transportation Company to V. D. Simmons, et al, recorded in Vol. 207, Page 62, Deed Records, Lee County, Texas.
10. Unrecorded easement dated March 25, 1936, from Texas & New Orleans Railroad Company to the State of Texas, covering a 20 foot strip off the most westerly part of Block No. 7, Tanglewood, for highway purposes.

LEE COUNTY LAND AND ABSTRACT COMPANY



COMMONWEALTH LAND
TITLE INSURANCE COMPANY

By

[Signature]
Authorized Countersignature

All that certain tract or parcel of land, lying and being situated in Lee County, Texas, a part of the Phillip Prator Survey, Abstract 258, and being part of a 5.29 acre tract, more or less, described as Second Tract in a Deed from Fayola Simmons, et al, to John Hejl and Alton Peebles, dated July 17, 1974, and recorded in Volume 224, Page 388, et seq. of the Deed Records of Lee County, Texas, and being more fully described by metes and bounds as follows:

COMMENCING on a stake at the Southeast corner of said 5.29 acre tract;

THENCE North $07^{\circ}30'00''$ East, along the East line of said tract 240.00 feet to a point in said line for the Southeast corner and BEGINNING POINT of the hereinafter described tract;

THENCE North $82^{\circ}30'00''$ West at 150.00 feet past a re-entrant corner of said 5.29 acre tract, and continuing on said course a total distance of 280.00 feet to a point for the Southwest corner hereof, said point also being the upper Southwest corner of said 5.29 acre tract;

THENCE North $07^{\circ}30'00''$ East 200.00 feet to a point for the Northwest corner hereof, and the most Southern Northwest corner of said 5.29 acre tract;

THENCE South $82^{\circ}30'00''$ East at 130.00 feet past a re-entrant corner of said 5.29 acre tract, and continuing on said course a total distance of 280.00 feet to a point in the aforesaid East line of said 5.29 acre tract for the Northeast corner hereof;

THENCE with said last named line South $07^{\circ}30'00''$ West 200.00 feet to the Place of Beginning and containing 1.38 acres of land.

EXHIBIT "A"