

STATE OF TEXAS
COUNTY OF BLANCO

940856

WARRANTY DEED

GRANTOR: JAMES C. KALAHAR, TRUSTEE, whose address is HC-01, Box 46, Dripping Springs, Hays County Texas 78620

GRANTEE: CHARLES M. FICHTNER and wife LUCY L. FICHTNER, whose address is 350 Blue Bonnet, San Antonio Bexar County Texas 78209

CONSIDERATION: Cash and other valuable consideration, the receipt of which is hereby acknowledged.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; ad valorem taxes for 1994, the payment of which Grantee assumes, and all matters shown on plat of Cambridge 14-15, recorded in Vol. 1, page 193, Map and Plat Records of Blanco County Texas, and the following restrictions:

1. No single-wide mobile home shall be permitted on any tract in the subdivision.
2. No tract may be re-subdivided into parcels of less than five (5) acres each.
3. A residence in the subdivision shall be located upon at least five (5) contiguous acres.
4. No junk, debris or inoperable vehicles may be stored or kept on any tract in the subdivision.
5. No swine may be kept on any tract in the subdivision.

PROPERTY: BEING TRACT NO. 3, CAMBRIDGE 14-15, a subdivision situated in Blanco County Texas, as shown by a map thereof recorded in Vol. 1, page 193, Map and Plat Records of Blanco County Texas. GRANTOR, for the 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 right and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD the above described premises to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, 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.

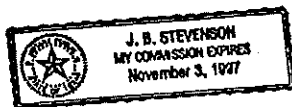
EXECUTED THIS 5th day of May, 1994.

James C. Kalaher
James C. Kalaher, Trustee

STATE OF TEXAS

COUNTY OF

This instrument was acknowledged before me on May 5,
1994, by James C. Kalaher, Trustee.



J. B. Stevenson
Notary Public, in and for the State of
Texas

My commission expires:

Return To:

Blanco County Title Company
P.O. Box 37
Blanco, Texas 78606

FILED FOR RECORD MAY 5, 1994 at 2:30 P.M.
DOROTHY UECKER, CLERK, BLANCO COUNTY TEXAS
RECORDED MAY 6, 1994 at 9:12 A.M.