

State of Texas
County of Bell

VLB Account #: 775-154120

WARRANTY DEED

GRANTOR: Randolph Richard Green and wife, Evelyn Catherine Green, of Burlington, Texas.

GRANTEE: Veterans Land Board of the State of Texas, whose address is 1700 N. Congress Avenue, Austin, Travis County, Texas 78701

CONSIDERATION: THIRTY TWO THOUSAND ONE HUNDRED EIGHTY TWO AND 50/100 DOLLARS*** (\$32,182.50) CASH

PROPERTY DESCRIPTION:

30.65 acres of land being situated in the W.W. Moon Survey, Abstract 575, Bell County, Texas, being a part of a tract of land described in a deed to Randolph R. Green and wife, Evelyn Catherine Green as recorded in Volume 689, Page 224, deed records of Bell County, Texas.

Said tract of land is more particularly described in Exhibit "A" which is attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

All presently recorded valid easements, rights-of-way, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property.

Underground telephone cable as per survey dated July 7, 1999, as prepared by Ronald E. Owings, R.P.L.S. No. 4029.

Restrictions as shown in Exhibit "B"

Grantor, for the stated consideration, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, TO HAVE AND TO HOLD the above described premises, unto the said VETERANS LAND BOARD OF THE STATE OF TEXAS, its successors and assigns forever; and we do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said VETERANS LAND BOARD OF THE STATE OF TEXAS, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED THIS 15th day of October, 1999.

Randolph Richard Green
Randolph Richard Green
Evelyn Catherine Green
Evelyn Catherine Green

SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on October 15, 1999
by Randolph Richard Green.



Kelli A. Porch
Notary Public in and for
the State of Texas

My Commission Expires: 5-14-01

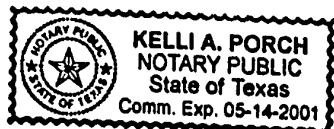
SINGLE ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on October 15, 1999
by Evelyn Catherine Green.

Kelli A. Porch
Notary Public in and for
the State of Texas

My Commission Expires: 5-14-01



METES AND BOUNDS DESCRIPTION

Being a 30.65 acre tract of land situated in the W.W. Moon Survey, Abstract 575, Bell County, Texas, being a part of a tract of land described in a deed to Randolph R. Green and wife, Evelyn Catherine Green as recorded in Volume 689, Page 224, deed records of Bell County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a ½" iron rod set at the southwest corner of the herein described tract, on the east line of St. Joseph Road, located S 70° 49' 12" E – 25.00 feet from a RR spike set at the southwest corner of the said tract described in Volume 689, Page 224, deed records of said county:

Thence N 19° 00' 00" E – 1192.91', along the east line of St. Joseph Road, to a ½" iron rod set on the south right of way of F.M Highway 485, as described in Volume 759, Page 74, deed records of said county:

Thence an arc distance of 1558.46' (record 1566.5') along said right of way and a curve to the right having a central angle of 48° 15' 51", a radius of 1850.1', and a long chord which bears S 41° 50' 07" E – 1512.79', to a ½" iron rod set at the end of said curve:

Thence S 17° 42' 12" E – 574.90', along said right of way, to a ½" iron rod set for a corner:

Thence N 70° 49' 12" W – 1664.61' (record N 71° W), along the north line of the Patrick Geistman tract described in Volume 2474, Page 154, deed records of said county, to the Point of Beginning and containing 30.65 acres of land.

The bearings recited herein are based on the west line of Vol. 689, Pg. 224 (N 19° E – 2842'). This description was prepared from a survey made on the ground under my supervision on July 7, 1999.


Ronald E. Owings, RPLS 4029
July 7, 1999

File No. 8683
Unit 2 of 2 (Unit 1 being a plat)
(Revised Aug. 11, 1999)

EXHIBIT A

FIN. CORRECT FOR 30.65 ACRES
ENGR. [Signature] DATE 8-19-99

Restrictions

11.552

Tract of approximately 30 acres out of the W. W. Moon Survey, Bell County, Ky, located on the southwest corner of the 131 acre tract out of and part of the W. W. Moon Survey in Bell County, Ky, described in a deed from Annie W. Ocker, et vir, et al, to Randolph Richard Green, et ux, dated March 11, 1953 recorded in Vol 689, Page 224 Deed Records of Bell County; said tract being situated at the corner of Farm-to-Market Road 485 and South St. Joseph's Road.

Restrictions

1. Land cannot be subdivided for at least 5 years from the date of purchase. Tracts should remain 10 to 15 acres each when divided.
2. No Mobile Home. Only double-wide would be tolerated if properly tied down & maintained
3. Commercial cattle, hog, turkey, chicken or goat operations not allowed. Cattle or horses in small numbers permitted.
4. Wrecking yards, junk yards, and car lots prohibited
5. Adult entertainment places of business will not be allowed.

~~6. Owner reserves the right to purchase the land if buyer defaults.~~

~~Evelyn Green 10-05-99~~
~~Randolph Green 10-05-99~~
 June 8, 1999

Bruce H. Ellyson
 10-5-99

Young S. Ellyson
 10-5-99

Bruce H. Ellyson 6-12-99

Young S. Ellyson 6-12-99

EXHIBIT B

Randolph Green
 RANDOLPH GREEN, OWNER

Evelyn Green
 EVELYN GREEN, SPOUSE

20694 FM 485
 Burlington, Ky 76519

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