

OWNER POLICY OF TITLE INSURANCE

SCHEDULE A

G.F. No. **00-3194**

Issued with Policy No. **G82-0037615**

Policy No. **B06-0008538**

Amount of Insurance: **[REDACTED]**

Premium: **[REDACTED]**

Date of Policy: **July 6, 2000**

1. Name of Insured:

Joel W. Page and Freda F. Page

2. The estate or interest in the land that is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is insured as vested in:

Joel W. Page and wife, Freda F. Page

4. The land referred to in this policy is described as follows:

Being 100.401 acres, more or less, out of the Jose Leal Survey, A-29, Milam County, Texas, more particularly described by metes and bounds on Exhibit "A" consisting of Three (3) pages attached hereto and made a part hereof for all purposes.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

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OWNER POLICY OF TITLE INSURANCE

SCHEDULE B

G.F. No. 00-3194

Policy No. B06-0008538

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of the terms and conditions of the leases or easements insured, if any, shown in Schedule A and the following matters:

1. *Amo* ~~The following restrictive covenants of record itemized below (the Company must either insert specific recording data or delete this exception):~~
2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
 3. Homestead or community property or survivorship rights, if any, of any spouse of any insured.
 4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the right of access to that area or easement along and across that area.
 5. Standby fees, taxes and assessments by any taxing authority for the year **2000**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.

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See Continuation Page

6. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):
- a. **Vendor's Lien retained in Deed dated June 23, 2000 executed by Charles Randall Patranella, Charlie Patranella and wife, Sheila Gail Patranella to Joel W. Page and wife, Freda F. Page, recorded in Volume 824, Page 90, Official Records of Milam County, Texas, securing First National Bank In Cameron in the payment of a note dated June 23, 2000 in the principal amount of \$64,256.00, due and payable and bearing interest as therein provided; said note and lien being additionally secured by a Deed of Trust dated June 23, 2000 executed by Joel W. Page and wife, Freda F. Page to Richard E. Williams, Trustee, recorded on July 6, 2000 in Volume 824, Page 96, Official Records of Milam County, Texas.**
 - b. **Rights of parties in possession.**
 - c. **Any and all liens recognized or created at closing.**
 - d. **Easements, or claims of easements, which are not recorded in the public records, and any visible and/or apparent roadway or easement over or across subject property.**
 - e. **Mineral Lease from Laura T. Sudberry to T. B. Parkhill dated April 19, 1915 and recorded in Volume 131, Page 488 of the Deed Records of Milam County, Texas. Title to said interest not checked subsequent to the date of said instrument.**
 - f. **Coal lease referenced in a memorandum dated January 30, 1981, executed by the Aluminum Company of America and Shell Oil Company, recorded in Volume 468, page 445 of the Deed Records of Milam County, Texas.**
 - g. **Easement dated May 12, 1957 executed by Aluminum Company of America to Texas Power and Light Company, recorded in Volume 302, Page 250, Deed Records of Milam County, Texas.**
 - h. **Any existing building and zoning ordinance applicable to the subject property.**
 - i. **Mineral Deed dated March 8, 1895 executed by J. A. Touchstone to R. H. Hicks, recorded in Volume 39, Page 280, Deed Records of Milam County, Texas. Title to said interest not checked subsequent to the date of said instrument.**
 - j. **Oil and Gas Lease dated September 4, 1937 executed by M. M. Gray to N. J. Kelley, recorded in Volume 47, Page 51, Oil and Gas Lease Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
 - k. **Oil and Gas Lease dated August 23, 1954 executed by Helen W. Perry, et al to Texas Gulf Sulphur, recorded in Volume 75, Page 550, Oil and Gas Lease Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**

- l. Oil and Gas Lease dated July 9, 1954 executed by J. W. Scarbrough, et al to Texas Gulf Sulphur, recorded in Volume 75, Page 318, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- m. Oil and Gas Lease dated August 10, 1954 executed by Frank Hicks, et al to Texas Gulf Sulphur, recorded in Volume 75, Page 629, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- n. Oil and Gas Lease dated July 13, 1954 executed by Conn R. Isaacs, et al to Texas Gulf Sulphur, recorded in Volume 75, Page 550, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- o. Oil and Gas Lease dated March 24, 1954 executed by W. E. Corder, et ux to Texas Gulf Sulphur Company, recorded in Volume 74, Page 509, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- p. Oil and Gas Lease dated September 4, 1937 executed by J. P. Marrs to N. J. Kelley, recorded in Volume 47, Page 69, Oil and Gas Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- q. Oil and Gas Lease dated July 9, 1987 executed by H. W. Nelson, et ux to J. A. Leonard, recorded in Volume 582, Page 888, Official Records of Milam County, Texas. Title to said interest not checked subsequent to date of said instrument.**
- r. Coal lease from H. W. Nelson, et al to Shell Oil Company dated March 19, 1975 recorded in Volume 420, Page 393 and amended by an Amendment dated April 1981 and recorded in Volume 447, Page 5 of the Deed Records of Milam County, Texas.**
- s. Section 14 of the Conditions and Stipulations of this Policy is hereby deleted.**

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Countersigned
Little River Land and Abstract Company
By Billie M. Noach

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