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

WARRANTY DEED

DATE: August 10, 2015

GRANTOR: A.R. Addington and Mary L. Addington, as Co-Trustees of The Addington Family Revocable Trust Dated 1-30-1997

GRANTEE: Robert Bochow and Celeste Bochow, husband and wife

GRANTEE'S MAILING ADDRESS:

105 Kwando Lane
Bullard TX 75757

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain lot, tract or parcel of land, being 11.324 acres in the A. Ferguson Survey, A-17, Cherokee County, Texas, and being more particularly described on Exhibit "A" attached hereto, reference to which is made for descriptive purposes as if copied verbatim herein. (called TRACT FOUR in the A. FERGUSON SURVEY, ABSTRACT No. 1, CHEROKEE COUNTY, TEXAS)

RESERVATIONS FROM CONVEYANCE:

Grantor reserves for benefit of Grantor and Grantors heirs, administrators, successors and assigns all oil, gas, and similar minerals owned by Grantor, together with all rights incident to the ownership or leases thereof, including, but not limited to, the right to explore for and produce said oil, gas, and similar minerals, together with rights of egress and ingress for such exploration and production.

IMPOSITION OF RESTRICTIVE COVENANTS:


Restrictive Covenants attached as Exhibit "B" shall be binding upon Grantee, Grantee's heirs, successors and assigns.


EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Visible or apparent easements and/or roadways, or claims of same, the existence of which does not appear of public record.
2. All prior reservations and conveyances of oil, gas and other mineral interests.
3. Any and all provisions and restrictions, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Cherokee County, Texas.
4. Reservation of minerals in Deed from J. L. Vandever to Daisy Agnes Tamm, dated March 18, 1952, filed April 4, 1952, recorded in Volume 369, Page 343, of the Deed Records of Cherokee County, Texas.

5. Mineral Deed from Alfred Tamm and Daisy Tamm to J. L. Vandever, dated November 25, 1957, filed December 27, 1957, recorded in Volume 475, Page 527, of the Deed Records of Cherokee County, Texas.
6. All those matters, together with all rights incident thereto, shown on the plat of survey prepared by Kristopher Morgan, RPLS No. 5655, dated April 22, 2015.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.


A.R. Addington, as Co-Trustee of The
Addington Family Revocable Trust
Dated 1-30-1997


Mary L. Addington, as Co-Trustee of The
Addington Family Revocable Trust
Dated 1-30-1997

ACKNOWLEDGMENT

Arkansas
THE STATE OF ~~TEXAS~~ §
Benton §
COUNTY OF ~~CHEROKEE~~ §

This instrument was acknowledged before me on August 12, 2015, by A.R. Addington and Mary L. Addington, as Co-Trustees of The Addington Family Revocable Trust
Dated 1-30-1997





Notary Public, State of ~~Texas~~
Arkansas

EXHIBIT "A"

00646089 Bk Vol Pg
OR 2285 167

AFFILIATED SURVEYORS, INC.

200 W. 5th St
Rusk, Texas 75785
(903)683-2504
Fax (903)683-6632
Firm No. 10018300

LAND SURVEYING

Wayne Morgan
County Surveyor,
Cherokee County, TX
RPLS #1969
Kristopher Morgan
RPLS #5655
Christopher P. Gluck
RPLS #6448

April 22, 2015

RE: A. Ferguson, A-17
Cherokee County, Texas

Tract Four DESCRIPTION

BEING 11.324 acres of land in the A. FERGUSON SURVEY, ABSTRACT No. 17, CHEROKEE COUNTY, TEXAS, and being a part of the residue of that 65.9658 acres in Correction Deed from Alfred Addington to A.R. Addington & Mary Addington, Co-Trustees of the Addington Family Revocable Living Trust on July 26, 2013 and recorded in Volume 2180, Page 489 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates recited herein are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000: To get geodetic bearings, rotate the bearings recited herein, clockwise, 02°34'32": To get surface distances, divide the distances recited herein by 1.0000449: w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors: w/washer = stainless steel washer marked MORGAN, 1969: w/3683 cap = a plastic cap marked RPLS 3683: All bearings and distances of witness trees are from the corner to the center of the tree: SEE PLAT:

BEGINNING at a "T" Post found at a fence corner in the East line of said 69.9568 acres and the West line of that 239.8 acres from George & John Huddleston to James R. Tarrant et ux on January 22, 1990 in 1114/660, OR, and for the Northeast corner of that 0.969 acres from A.R. Addington & Mary Addington, Trustee, to James R. Tarrant on August 9, 2012 in 2134/113, OR, and being in the North line of what was County Road No. 3704, now abandoned on October 22, 2012 by the Cherokee County, Texas Commissioner's Court, same having a state plane coordinate with a Northing of 10764178.88 feet and an Easting of 3845234.20 feet;

THENCE with the North line of said 0.969 acres and the North line of said abandoned road as follows:

South 73°46'52" West, 258.07 feet to a 1/2" steel rod w/cap set;

North 88°34'33" West, 169.11 feet to a 1/2" steel rod w/cap set;

South 87°08'29" West, 159.79 feet to a 1/2" steel rod w/cap set;

South 74°47'35" West, 127.03 feet to a 1/2" steel rod w/cap set;

South 88°41'02" West, at 902.82 feet pass a 1/2" steel rod w/cap set at a fence corner on the East occupied margin of County Road No. 3707, continuing in all, 917.46 feet to a 60d w/washer set in said road for the Southwest corner of this tract in the East line of that 7.18 acres from A.R. Addington et al to John Smiley on January 8, 2014 in 2203/840, OR;

THENCE with the center of County Road No. 3707 and the East line of said 7.18 acres as follows:

North 06°35'27" East, 125.90 feet to a 60d w/washer found;

North 09°26'07" East, 187.71 feet to a 60d w/washer set for the Northwest corner of this tract and the Southwest corner of 11.324 acres, this day created (hereinafter shown as Tract Three);

THENCE North 87°22'48" East, with the South line of Tract Three, at 20.45 feet pass a 1/2" steel rod w/cap set on the East occupied margin of County Road No. 3707, continuing in all, 1564.31 feet to a 1/2" steel rod w/cap set for the Northeast corner of this tract, the Southeast corner of Tract Three, in the East line of said 69.9568 acres and the West line of said 239.8 acres;

THENCE South 01°54'14" East, with the East line of said 69.9568 acres and the West line of said 239.8 acres, 251.64 feet to the PLACE OF BEGINNING, and containing within these calls, 11.324 acres of land of which approximately 0.14 acres lies within the occupied margins of County Road No. 3707. If this document is not signed in pale blue ink and the seal present in crimped form, it should be considered an unlicensed copy and presumed to contain altered or unauthorized material.

Kristopher Morgan
Registered Professional Land Surveyor No. 5655

EXHIBIT
"B"

DEED RESTRICTIONS

ADDINGTON TRACT

STATE OF TEXAS

COUNTY OF CHEROKEE

THAT A.R. Addington and Mary Addington, Co-Trustees of the Addington Family Revocable Living Trust, owner of the purpose of instituting and carrying out a uniform plan or scheme for development and sale of tracts in A FERGUSON ABSTRACT NO. 17, CHEROKEE COUNTY, TEXAS, does hereby declare, adopt, impose and designate, and by these presents has declared, adopted, imposed and designated on behalf of himself/herself and their successors and assigns as the owner thereof covering all such tract or parcels thereof without it being expressly here provided that all such restrictive covenants and usage restrictions shall be incorporated into any and all deed, deeds, and other legal instruments whereby the title or possession on any part or portion of such property as hereafter conveyed or transferred shall be subject to the following restrictions.

- (A) Property shall be used for single family residential purpose only, and no commercial enterprise of any kind or character shall be carried on or upon any part of subject property.
- B) No building shall be erected, altered, placed or permitted to remain on any tract other than one dwelling unit per tract, except that one guest/servants house may be built, but said guest/servants house must contain a minimum of 500 square feet. Detached garages, work shops and barns may be constructed on the property prior to the main dwelling being built, so long as they are of good construction and kept in good repair. All main dwellings must have at least 1500 square foot of living area, excluding porches and be built with new constructions materials. No home may be moved onto the property. No Mobile Homes.
- (C) No building of any kind shall be located on any tract nearer than 25 ft to any side of property line. No home shall be located on any tract nearer than 100 feet of any public road. No building shall be 25 feet from the rear/back property line unless He/She has written consent from adjacent landowner that will be affected. That written consent shall be filed of record in Cherokee County.
- (D) All dwellings placed on the subject property must be equipped with septic tank or other sewage disposal systems meeting all applicable laws, rules, standards and specifications, and shall comply with all existing federal, state, county or other laws and regulations relating thereto.
- (E) Horses and cattle may be kept on subject property, only if the tract is fenced. Hogs, pigs or poultry shall be kept or raised on subject property for personal use of landowner. No commercial farms for hogs, pigs or poultry shall be allowed.
- (F) No inoperable vehicle or machinery, vehicles or machinery on block shall be left on any tract for more than (10) consecutive days. No machine parts or household appliances or any other material may be kept on any tract in an exposed manner or other unsightly items incompatible with residential, farming or ranching usage.
- (G) No junk yard, pipe yard, wrecking yard or other similar business activity shall be allowed on the property.
- (H) No noxious or offensive activities shall be carried on upon any tract, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood.

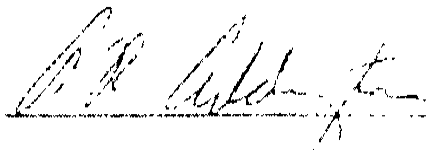
**EXHIBIT
"B"**

(I) No tract shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and the same shall not be kept, except in sanitary containers. All equipments for storage or disposal of such material shall be kept in a clean and sanitary conditions and comply with local, county, state and federal regulations.

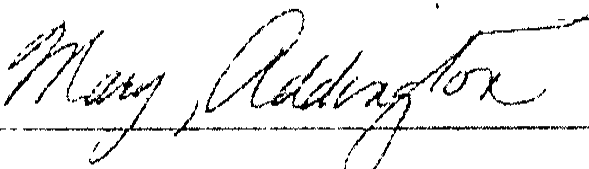
(J) These covenants are to run with the land for a period of 20 years from executed date of these restrictions. A variance shall be binding upon agreement of sixty six and two thirds percent (66-2/3%) of the landowners of subject property so agree to change the covenants or restrictions in whole or part, or grant a variance, which must be done in writing and filed of record in Cherokee County. There shall never be a variance to allow mobile homes.

(K) A violation or breach of any condition, restriction or covenant contained herein shall give the owner of any tract or parcel within the subject property the right to proceed at law or is equal to compel compliance with the terms of said conditions, covenants or restrictions, and/or prevent the violation or breach of any of them.

EXECUTED this 7th day of May, 2015.


A. R. Addington, Trustee

Declarant


Mary Addington, Trustee

Declarant

Filed for Record in:
Official Public Records
Cherokee County

On: Aug 14, 2015 at 09:45A

As a
Recordings

Document Number: 00646089

By,
Julie Campbell,
Deputy

STATE OF TEXAS COUNTY OF CHEROKEE
I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:
Cherokee County
as stamped hereon by me.

Aug 14, 2015

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County