

PLEASE DO NOT PUBLISH

WARRANTY DEED WITH VENDOR'S LIEN

19210

DATE: April 18, 1995

GRANTOR: DAVID JOE VON ROSENBERG and wife, CHERYL ANN VON ROSENBERG

GRANTOR'S MAILING ADDRESS (including county): 501 SAN JACINTO, ROCKDALE,
MILAM COUNTY, TEXAS 76567

GRANTEE: BENNIE GENE REYNOLDS and wife, JOYCE MARIE REYNOLDS

GRANTEE'S MAILING ADDRESS (including county): RT. 8, BOX 56, ALVIN,
TEXAS 77511

CONSIDERATION:

TEN AND NO/100THS DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, and a note of even date that is in the principal amount of TWENTY-TWO THOUSAND SEVEN HUNDRED THIRTY-NINE AND 40/100THS DOLLARS (\$22,739.40), executed by Grantee, and payable to the order of CITIZENS NATIONAL BANK OF MILAM COUNTY, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained in favor of CITIZENS NATIONAL BANK OF MILAM COUNTY, and is additionally secured by a deed of trust of even date herewith from Grantee to WILLIAM KELM, Trustee.

PROPERTY (including any improvements):

PARCEL NO. 1:

22.899 acres of land, more or less, out of the CHARLES CRONEA SURVEY NO. 120, situated in Milam County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

PARCEL NO. 2:

15 acres of land, more or less, out of the CHARLES CRONEA SURVEY NO. 120, situated in Milam County, Texas and being more particularly described in Exhibit "B" attached hereto and made a part hereof.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, encumbrances, easements, covenants, conditions, rights-of-way, assessments, encroachments and oil, gas and mineral reservations, royalty interests and leases affecting the above-described property that are valid, existing and properly of record and subject, further, to taxes for the year 1995 and subsequent years.

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 rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's

WARRANTY DEED WITH VENDOR'S LIEN - Page 1

CG3431187.WD

707 515
VOL. PAGE
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

heirs, executors, administrators, and 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

CITIZENS NATIONAL BANK OF MILAM COUNTY, at the instance and request of the Grantee herein, has advanced and paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the hereinbefore described note. The vendor's lien and superior title to the property are retained for the benefit of CITIZENS NATIONAL BANK OF MILAM COUNTY and are hereby transferred and assigned to said party without recourse on Grantor.

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

David Joe Von Rosenberg
DAVID JOE VON ROSENBERG

Cheryl Ann Von Rosenberg
CHERYL ANN VON ROSENBERG

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF MILAM §

This instrument was acknowledged before me on the 18 day of April, 1995,
by DAVID JOE VON ROSENBERG.



KORIE R. PETEETE
Notary Public, State of Texas
My Commission Expires Jul. 11, 1998

[Signature]
NOTARY PUBLIC - STATE OF TEXAS
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

WARRANTY DEED WITH VENDOR'S LIEN - Page 2

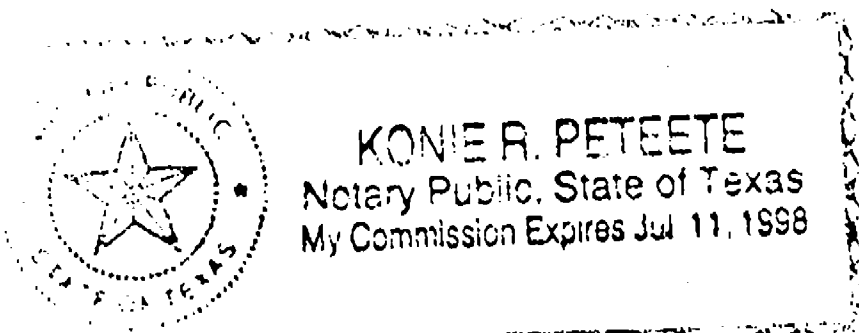
CE3431157.WD

707 516
VOL. PAGE
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

ACKNOWLEDGMENT

STATE OF TEXAS. §
COUNTY OF MILAM §

This instrument was acknowledged before me on the 18 day of April, 1995,
by CHERYL ANN VON ROSENBERG.



Kone R. Peteete
NOTARY PUBLIC - STATE OF TEXAS
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:

AFTER RECORDING RETURN TO:

TEXAS PROFESSIONAL TITLE INC.
203 SO. IH-35, Ste. 201
Georgetown, Texas 78628
930-4088

WARRANTY DEED WITH VENDOR'S LIEN - Page 3

CG3431187.WD

707 517
VOL. PAGE
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

EXHIBIT "A"

BEGINNING as a PLACE OF REFERENCE at an iron pipe set at a fence corner at the intersection of the South right-of-way line of F. M. Road #487 with the East line of County Road #414, same being the N. W. corner of said 173.133 acre tract; THENCE S. $19^{\circ}26'58''$ W. 1,673.78 feet along the fenced East line of said County Road #414, and the West line of said 173.133 acre tract to an iron pipe set, and the N. W. Corner of said 114.495 acre tract, and the N. W. corner and PLACE OF BEGINNING of this;

THENCE along the North line of this, and the North line of said 114.495 acre tract, S. $70^{\circ}E$. 1,508.69 feet to a point in the fenced East line of said 173.133 acre tract, and an iron rod set, and the N. E. corner of this;

THENCE along the fenced East line of this the following courses:

S. $20^{\circ}22'18''$ W. 74.99 feet to an angle point, and an iron rod set, and continuing S. $05^{\circ}57'05''$ W. 249.15 feet to a fence corner, and an iron rod set, and the S. E. corner of this;

THENCE along the South line of this S. $87^{\circ}12'25''$ W. 1,691.43 feet to a point in the fenced East line of County Road #414, from which the S. W. corner of said 173.133 acre tract bears S. $19^{\circ}26'58''$ W. 787.32 feet at a fence corner and intersection of County Road #414 and County Road #412, and an iron rod set, and the S. W. corner of this;

THENCE N. $19^{\circ}26'58''$ W. 972.00 feet along the fenced East line of County Road #414, and the West line of said 173.133 acre tract of land and this, to the PLACE OF BEGINNING and containing 22.899 acres of land.

This conveyance is subject to any and all valid and subsisting covenants, conditions, restrictions, reservations and easements of record.

EXHIBIT "B"

PROPERTY:

BEING a 15.000 acre Parcel or Tract of land, lying and being situated in Milam County, Texas, a part of the Charles Cronea Survey, Abstract #120, and out of and a part of a 58.638 acre tract of land surveyed in May, 1982, of record in a deed dated April 17, 1984, and recorded in Volume 510, Page 571 of the Deed Records of Milam County, Texas, and more fully described by metes and bounds as follows:

BEGINNING as a PLACE OF REFERENCE at the point of intersection of P.M. Road #487 South line with the East line of County Road #414, and an iron pipe found at a fence corner, and the N.W. corner of said 58.638 acre tract, of which this is a part of;

THENCE S. $19^{\circ}26'58''$ W. 1,241.68 feet along the East line of said County Road #414, and the West line of said 58.638 acre tract, to an iron rod set, and the N.W. corner and PLACE OF BEGINNING of this;

THENCE S. 70° E. 1,515.65 feet along the North line of this to a point in a fence line, and an iron rod set, and the N.E. corner of this;

THENCE S. $20^{\circ}22'18''$ W. 432.09 feet along the fenced East line of said 58.638 acre tract, and the East line of this, to an iron pipe found at a fence corner, and the N.E. corner of a 22.899 acre tract of land of David Von Rosenberg surveyed in May, 1982, and the S.E. corner of this;

THENCE N. 70° W. 1,508.69 feet along the fenced North line of said 22.899 acre tract, and the South line of this, to a point in the East line of County Road #414, and an iron pipe found at a fence corner, and the N.W. corner of said 22.899 acre tract, and the S.W. corner of this;

THENCE N. $19^{\circ}26'58''$ E. 432.10 feet along the East line of said County Road #414, and the West line of said 58.638 acre tract, and the West line of this, to the PLACE OF BEGINNING and containing 15.000 acres of land as surveyed on December 13, 1988, by Arlee Roland, Registered Public Surveyor.

FILED FOR RECORD
4:10 o'clock P M
24 day of April 1995
LA VERNE SOEFJE
County Clerk, Milam County, Texas
By Trish Vargas
Deputy

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF MILAM

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Records of Milam County, Texas, in the Volume and Page as noted hereon by me.



Laverne Soefje
County Clerk, Milam County Texas

By Laverne Soefje Deputy
RECORDED: April 24 1995 @ 5 pm
OFFICIAL PUBLIC RECORDS, Volume 207, Page 515

707 520
VOL. PAGE
OFFICIAL RECORDS
MILAM COUNTY, TEXAS

17.00K