

STATE OF TEXAS X  
 COUNTY OF HAYS X

74015

Know all men by these presents, that Charles Raleigh Kreuz, Independent Executor of the Estate of Georgianne Whisenant, deceased, of the County of Midland and State of Texas, for and in consideration of the sum paid and secured to be paid as hereinafter shown, has granted, sold and conveyed, and by these presents does grant, sell and convey subject to the hereinafter described easement and ad valorem taxes, unto First Investors Leasing Corporation of the County of Hays and State of Texas, all right, title and interest of the Estate of Georgianne Whisenant in and to the following described real property in Hays County, Texas, to-wit: 615.35 acres of land, a portion of the F. M. Stovall Survey #1 in Hays County, Texas, and being a portion of that 933.15 acre tract conveyed in a deed to Georgianne Whisenant as recorded in Volume 179, page 325, Hays County Deed Records, the metes and bounds description of which 615.35 acres of land, as prepared (for B. F. Davidson) by Forrest B. Scott, Registered Public Surveyor, Austin, Texas, is as follows:

Beginning at an iron stake at the most northerly corner of Lot #1 of Valley View Subdivision as shown on a map or plat of record in Book 1, pages 131-132, in the Plat Records of Hays County, Texas;

Thence with the northwest lines of Lots 1 and 11 of said Valley View Subdivision, S 45° 07' W, at 700.94 feet passing the most westerly corner of said Lot #1, same being the most northerly corner of Lot #11, in all, 1299.75 feet to an iron stake at the most westerly corner of Lot #11, same being the most northerly corner of Lot #24;

Thence with the northwest line of said Lot #24, S 45° 29' W, 41.58 feet to an iron stake at corner of fence;

Thence with the meanders of a fence line, courses numbering 1-9 inclusive, as follows:

1. N 36° 46' W, 512.81 feet to an iron stake;
2. N 55° 12' W, 678.56 feet to a 60d nail in a 22 inch Live Oak tree;
3. N 30° 10' W, 226.50 feet to an iron stake;
4. N 31° 06' W, 941.47 feet to an iron stake;
5. N 31° 03' W, 231.70 feet to an iron stake at the base of a 20 inch Elm tree;
6. N 43° 25' W, 36.67 feet to an iron stake at the base of a 26 inch Elm tree;
7. N 5° 40' W, 258.76 feet to an iron stake at the base of a 22 inch Live Oak tree;
8. N 42° 53' W, 487.90 feet to an iron stake at the base of

- a 12 inch Live Oak tree;
9. N 43° 23' W, 747.01 feet to an iron stake at the southeast face of a rock fence, same being the northwest line of that 933.15 acre tract conveyed in a deed to Georgianne Whisenant, of record in Volume 179, page 325, Hays County Deed Records;

Thence with the northwest line of the said Georgianne Whisenant 933.15 acre tract, N 45° 00' E, 6396.67 feet to a corner post for the most northerly corner of the aforesaid Georgianne Whisenant 933.15 acre tract, as fenced and used upon the ground, courses numbering 1-11 inclusive, as follows:

1. S 43° 07' E, 145.83 feet;
2. S 44° 51' E, 550.00 feet;
3. S 45° 03' E, 208.61 feet;
4. S 42° 43' E, 136.94 feet;
5. S 23° 44' E, 98.61 feet;
6. S 45° 24' E, 182.50 feet;
7. S 45° 19' E, 497.22 feet;
8. S 44° 42' E, 318.06 feet;
9. S 42° 47' E, 157.22 feet;
10. S 44° 47' E, 317.22 feet;
11. S 45° 04' E, 1406.39 feet to corner of fence for the most easterly corner of the said Georgianne Whisenant 933.15 acre tract;

Thence with the southeast line of the said Georgianne Whisenant 933.15 acre tract, as found fenced and used upon the ground, courses numbering 1-5 inclusive, as follows:

1. S 42° 36' W, 596.39 feet;
2. S 44° 41' W, 391.67 feet;
3. S 46° 52' W, 143.89 feet;
4. S 44° 34' W, 171.67 feet;
5. S 45° 10' W, 4200.95 feet to the place of the beginning, containing 615.35 acres of land.

The land hereby conveyed is conveyed subject to that oil pipeline easement from Mrs. J. Hilliard to Texas Pipeline Company dated August 14, 1928, and recorded in Volume 96, page 418, Hays County Deed Records.

To have and to hold all of the right, title and interest of said estate in and to the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever, subject to the hereinafter described 1971 ad valorem taxes and said easement.

The consideration for this conveyance is as follows:

1. The assumption on the part of grantee, effected by the acceptance of this conveyance, of all state, county and school district

ad valorem taxes levied and assessed for the year of 1971, against the lands hereby conveyed.

2. The sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration paid, the receipt of which is acknowledged and confessed.

3. The sum of One Hundred Twenty-three Thousand and No/100 Dollars (\$123,000.00) is, at the special instance and request of grantee, paid to the undersigned by Mutual Savings Institution of Austin, Texas, and the receipt by the undersigned of that amount from said Institution is hereby acknowledged and confessed; and, the indebtedness for that sum is evidenced by that one promissory note of grantee for said sum, of even date herewith, payable to the order of said Institution in installments and with interest as in said note provided. Said note is referred to and made a part hereof for all pertinent purposes of further description of same.

It is expressly agreed and stipulated that the vendor's lien is retained against all the above described property, premises and improvements, in favor of said Mutual Savings Institution or other legal owner or holder of said note, until the above described note, and all interest thereon, is fully paid, according to its face, tenor, effect and reading, and according to the terms and provisions of that deed of trust further securing said note as this day given by the said grantee to Fred C. Morse, Jr. and James E. Crozier, Trustees, conveying the above described real property, when and whereupon this deed shall become absolute. The undersigned does hereby expressly transfer, assign and convey, unto the said Mutual Savings Institution, its successors and assigns, the said vendor's lien, together with the superior title, equities and rights said estate has in and to said real property or which inure to the undersigned as the vendor in this deed for the purpose of securing payment of said note, so that said Mutual Savings Institution, its successors and assigns,

shall have the right to release the lien, right, equities and title here retained and to release the said deed of trust lien upon the payment in full of the above described note, it being agreed and understood that when the said note is paid in full this deed shall become absolute.

There is included in this conveyance the roadway easement appurtenant to and running with the 615.35 acre of land conveyed hereby as reserved by grantor in that deed from him to George S. McCall of even date herewith, conveying 317.80 acres of land adjoining the land hereby conveyed on the Southwest.

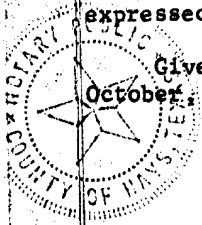
Executed this 28th day of October, 1971.

*Charles Raleigh Kreuz*  
Charles Raleigh Kreuz  
Independent Executor of the Estate  
of Georgianne Whisenant, deceased.

STATE OF TEXAS     X  
                              X  
COUNTY OF HAYS    X

Before me, the undersigned authority, on this day personally appeared Charles Raleigh Kreuz, Independent Executor of the Estate of Georgianne Whisenant, deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office on this the 29th day of October, 1971.



*Henry C. Kyle*  
Notary Public in and for Hays  
County, Texas.

THE STATE OF TEXAS }  
COUNTY OF HAYS    }

I, LYDELL B. CLAYTON, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its Certificate of Authentication, was filed for record in my office on the 1st day of November A.D., 1971 at 1:50 o'clock P.M., and duly recorded on the 2nd day of November A.D., 1971 at 10:00 o'clock A.M., in the Deed Records of said County in Book Number 246 Pages 477-480 inclusive.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF HAYS COUNTY, TEXAS, the date last above written.  
*Lydell B. Clayton* By \_\_\_\_\_ Deputy  
LYDEL B. CLAYTON, Clerk of the County Court within and for the County