

WARRANTY DEED WITH VENDOR'S LIEN

Date: The 28 day of March, 2006 **060244**

Grantor: **Boone Pickens**
8117 Preston Road, Suite 260
Dallas, Texas 75225

Grantees: **Layne Walker and wife, Sonya Walker**
12221 Merit Drive, Suite 1500
Dallas, Texas 75251

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, including a note of even date that is in the principal amount of TWO MILLION THREE HUNDRED ONE THOUSAND EIGHT HUNDRED FIFTY DOLLARS AND NO/CENTS (\$2,301,850.00), secured by a vendor's lien retained in favor of FIRST AG CREDIT, FLCA in this deed and by a deed of trust of even date from Grantees to TERRY D. DANE, Trustee for FIRST AG CREDIT, FLCA.

Property (including any improvements):

THE SURFACE ESTATE ONLY OF THE FOLLOWING DESCRIBED LANDS:

A 4846.45 acre tract of land out of H. & T. C. Railroad Company Survey, Block D, Section 155, Abstract 297, Section 156, Abstract 1229, Section 157, Abstract 296, Section 158, Abstract 589, Section 167, Abstract 291, Section 168, Abstract 1415, Section 169, Abstract 290, and Section 170, Abstract 1545, **Stonewall County, Texas**, and described by metes and bounds as follows:

BEGINNING at a set iron rod at a fence corner for the Northwest corner of the above said Section 170, for the Northwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE generally with fence, S 87° 33' 27" E a distance of 3475.25 feet to a set iron rod at a fence corner that lies in the South right-of-way line of U. S. Highway No. 380 for an angle corner of this tract;

THENCE with said South right-of-way of U.S. Highway No. 380 as follows:

S 57° 50' 51" E a distance of 5290.77 feet to an iron rod set for corner;

SOUTH a distance of 29.56 feet to an iron rod set for corner;

S 57° 50' 51" E a distance of 124.42 feet to a found broken highway monument for a point of curvature;

in a Southeasterly direction along a curve to the right, having a radius of 2789.67 feet, an arc distance of 143.61 feet to an iron rod set at a point of tangency (CHD=S 56° 23' 05" E-143.49 feet);

S 68° 07' 04" E a distance of 102.22 feet to an iron set at a point of curvature;

in a Southeasterly direction along a curve to the right, having a radius of 2814.79 feet, an arc distance of 546.90 feet to a found highway monument for a point of tangency (CHD=S 47° 19' 04" E-546.04 feet);

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STATE OF TEXAS
COUNTY OF STONEWALL
CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL IN MY CUSTODY
GIVEN UNDER MY HAND AND SEAL OF OFFICE
Dated January 11 A.D., 2008
Recorded at Vol. 440 Page 585
COUNTY CLERK OF STONEWALL CO., TEXAS
BY Catrina Hays DEPUTY

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EXHIBIT

F

S 41° 46' 03" E a distance of 642.95 feet to an iron rod set for corner;
 S 27° 43' 52" E a distance of 103.08 feet to an iron rod set for corner;
 S 41° 46' 03" E a distance of 100.00 feet to an iron rod set for corner;
 S 55° 48' 13" E a distance of 103.08 feet to an iron rod set for corner;
 S 41° 46' 03" E a distance of 125.20 feet to a found highway monument for a point of curvature;
 in a Southeasterly direction along a curve to the right, having a radius of 5679.58 feet, an arc distance
 of 545.35 feet to a found highway monument for a point of tangency (CHD=S 38° 57' 02" E-545.14
 feet);
 S 36° 13' 34" E a distance of 1413.92 feet to a point in said South Right-of-way line for the
 Northeast corner of this tract, from which a found highway monument bears N 75° 44' 03" E -
 280.75;

THENCE leaving said South right-of-way line of U. S. Highway NO. 380, S 02° 01' 45" W,
 generally with fence line, a distance of 5245.02 feet to a set nail at a fence corner for an angle corner
 of this tract;

THENCE S 02° 18' 54" W, generally with fence line, a distance of 5344.57 feet to a spike at a fence
 corner for an angle corner of this tract;

THENCE S 02° 29' 28" W, generally with fence line, a distance of 5286.80 feet to a point in the
 North right-of-way line of State Highway No. 2211 for the Southeast corner of this tract, from which
 a spike in a fence line bears N 14° 26' 47" W - 0.19 feet;

THENCE along the North right-of-way line of said State Highway No. 2211 as follows:

N 87° 57' 29" W a distance of 1000.90 feet to a found highway monument at a point of curvature;
 in a Northwestly direction, along a curve to the right, having a radius of 1859.86 feet, for an arc
 distance of 692.10 feet to a found highway monument at a point of tangency (CHD=N 77° 18' 31"
 W-688.12 feet);

N 66° 37' 21" W a distance of 1023.79 feet to a found highway monument at a point of curvature;
 in a Westerly direction, along a curve to the left, having a radius of 1482.39 feet, for an arc distance
 of 1197.51 feet to a found highway monument at a point of tangency (CHD=N 89° 46' 18"
 W-1165.22 feet);

S 67° 04' 10" W a distance of 899.28 feet to a found broken highway monument at a point of
 curvature;

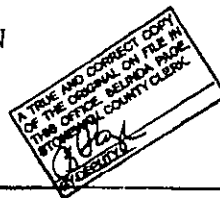
In a Westerly direction, along a curve to the left, having a radius of 1382.39 feet, for an arc distance
 of 130.50 feet to a point in said curve for the Southeast corner of the Aspermont Cemetery for an ell
 corner of this tract (CHD=S 69° 48' 37" W-130.46 feet), from which a 6 inch pipe fence corner post
 bears N 01° 26' 07" W-21.32 feet;

THENCE leaving said North right-of-way line of State Highway No. 2211, N 01° 02' 33" E, at 21.06
 feet pass a galvanized iron pipe, at 980.19 feet pass a 6 inch pipe fence corner post, and continuing
 on same course for a total distance of 1180.19 feet to a found iron rod for an interior ell corner of
 this tract and the Northeast corner of said Aspermont Cemetery;

THENCE N 88° 56' 28" W a distance of 656.98 feet to a found iron rod for an interior ell corner of
 this tract and the Northwest corner of said Aspermont Cemetery;

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THENCE with the West lines of Aspermont Cemetery as follows:

S 00° 19' 01" W a distance of 626.75 feet to a 6 inch pipe fence corner post for an angle corner of this tract;

S 00° 20' 07" W a distance of 215.72 feet to a 6 inch pipe fence corner post for an interior ell corner of this tract;

S 86° 21' 10" W a distance of 85.25 feet to a 6 inch pipe fence corner post for an interior ell corner of this tract;

S 00° 07' 31" E a distance of 397.79 feet to a 6 inch pipe fence corner post on the above said North right-of-way line of State Highway No. 2211 for the Southwest corner of said Aspermont Cemetery and for an interior ell corner of this tract;

THENCE along the North right-of-way line of said State Highway No. 2211 as follows:

N 87° 54' 49" W a distance of 1436.15 feet to a found highway monument at an angle point;

N 87° 54' 58" W a distance of 1698.26 feet to a found highway monument at an angle point;

N 87° 54' 41" W a distance of 2159.40 feet to a point in said North right-of-way line for the Southwest corner of this tract, from which a highway monument bears N 87° 54' 41" W - 3.43 feet;

THENCE leaving said North right-of-way line of State Highway No. 2211, with a fence line for the West line of Section 167 of the H. & T. C. Railroad Company Survey, N 01° 59' 11" E a distance of 5312.74 feet to a set iron rod at a fence corner for an angle corner of this tract;

THENCE with the fence line for the West line of Section 168 of the H. & T. C. Railroad Company Survey, N 01° 53' 24" E a distance of 5419.71 feet to a fence corner for an angle corner of this tract;

THENCE with a fence line for the West line of Section 169 of the H. & T. C. Railroad Company Survey, N 01° 53' 11" E a distance of 5360.60 feet to a set iron rod at a fence corner for an angle corner of this tract;

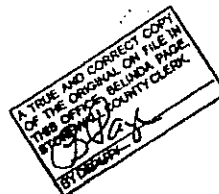
THENCE with a fence line for the West line of Section 170 of the H. & T. C. Railroad Company Survey, N 01° 55' 08" E a distance of 5352.92 feet to the PLACE OF BEGINNING and containing 4846.45 acres of land.

Reservations from and Exceptions to Warranty and Conveyance:

This conveyance is made and accepted subject to the following matters, to the extent they are in effect at this time: Any and all restrictions, covenants, conditions, reservations and easements, if any relating to the property, but only to the extent they are still in effect, shown of record in the real property records of Stonewall County, Texas, including any easement, roadway dedication, or pipeline or other right of way servitude on, under, over or across the property herein described, or any part thereof, visible, invisible, similar or dissimilar, if any, so as to give notice thereof, but not of

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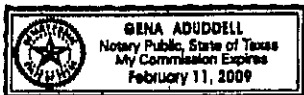
record.

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Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantees the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantees, Grantees' heirs, executors, administrators, successors, or assigns forever. Grantor bind Grantor and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantees and Grantees' 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 retained in this deed is assigned to **FIRST AG CREDIT, FLCA** until all notes and obligations are paid.

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



R

Boone Pickens

BOONE PICKENS

THE STATE OF TEXAS
COUNTY OF Dallas

THIS INSTRUMENT was acknowledged before me on the 20 day of March, 2006, by Boone Pickens.

Gena Aduddell

Notary Public, State of Texas

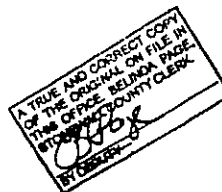
Prepared in the law office of:

Return to:

Andrew Ottaway
301 South Morgan
PO Box 1679
Granbury, Texas 76048

Consolidated Abstract Co., Inc.
PO Box 569
Aspermont, Texas 79502

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ottaway9@swbell.net
817-573-7823; FAX 579-1104



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Filed for record this the 28 day of March 2006 at 2 o'clock P.M.
Recorded this the 28 day of March 2006 at 3:15 o'clock P.M.
Belinda Page, County Clerk. Mark Holman Deputy Clerk