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

WARRANTY DEED WITH VENDOR'S LIEN

GF#: 10-C-23281

DATE: August 25, 2010, but not effective until August 27, 2010

GRANTOR: 4848 Aspermont, Ltd. pursuant to the authority of United States Bankruptcy Court for the Northern District of Texas, Dallas Division under Case No. 09-35942-11 which has entered an order on April 30, 2010 confirming the Third Amended Plan of Reorganization authorizing the sale of the herein described property

GRANTEE: Comanche Ridge Ranch, LLC

GRANTEE'S MAILING ADDRESS: 224 Oak Knoll Circle, Boerne, Texas 78006

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Two Million Seven Hundred Fourteen Thousand and 00/100 Dollars (\$2,714,000.00) and is executed by Grantee, payable to the order of Crockett National Bank. It is secured by a vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Todd Huckabee, Trustee.

PROPERTY (including any improvements): The surface estate only in and to the following described property:

Description of 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 found 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 found 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 a found iron rod for corner; South a distance of 29.56 feet to a found iron rod 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 a found iron rod at a point of tangency (CHD= S. 56° 23' 05" E., -143.59 feet); S. 68° 07' 04" E. a distance of 102.22 feet to a found iron rod 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); S. 41° 46' 03" E. a distance of 642.95 feet to a found iron rod for corner; S. 27° 43' 52" E. a distance of 103.08 feet to a found iron rod for corner; S. 41° 46' 03" E. a distance of 100.00 feet to a found iron rod for corner; S. 55° 48' 13" E. a distance of 103.08 feet to a found iron rod 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 an iron rod set 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 found 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. 01° 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 Northwesterly 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 to 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.- 21.31 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;
 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 found iron rod at a fence corner for an angle corner of this tract;
 THENCE with a 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 found 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 CONVEYANCE AND WARRANTY:

Right of Way Deed dated 12/28/1935, executed by H. W. Wylie, et ux to State of Texas, recorded in Volume 65, Page 478, Deed Records, Stonewall County, Texas.

Right of Way Deed dated 1/24/1936, executed by B. F. Gardner, et al to State of Texas, recorded in Volume 66, Page 443, Deed Records, Stonewall County, Texas.

Right of Way Deed dated 3/23/1941, executed by Lillian Wylie, et vir to State of Texas, recorded in Volume 75, Page 84, Deed Records, Stonewall County, Texas.

Right of Way Easement dated 3/23/1941, executed by Lillian Wylie, et vir to State of Texas, recorded in Volume 75, Page 85, Deed Records, Stonewall County, Texas.

Easement and Right of Way dated 6/1/1927, executed by Mrs. Lillian Keen Wylie, to West Texas Utilities Company, recorded in Volume 55, Page 451, Deed Records, Stonewall County, Texas.

Easement and Right of Way dated 6/1/1927, executed by J. E. Keen to West Texas Utilities Company, recorded in Volume 55, Page 501, Deed Records, Stonewall County, Texas.

Right of Way deed dated 2/18/1936, executed by J. E. Keen to State of Texas, recorded in Volume 65, Page 467, Deed Records, Stonewall County, Texas.

Easement Reservation in Quit Claim Deed dated 11/17/1969, executed by Southwestern Bell Telephone Company to Ethel Baldwin, et al, recorded in Volume 234, Page 196, Deed Records, Stonewall County, Texas, and as shown on survey prepared by Richard K. Boyd, Registered Professional Land Surveyor No. 3662, dated August 23, 2007.

Pipe Line Right of Way Agreement dated 1/27/1978, executed by Ethel Baldwin Estate, et al to Perry Gas Transmission, Inc., recorded in Volume 273, Page 616, Deed Records, Stonewall County, Texas.

Easement dated 6/ /1980, executed by Ida Marr Denison to West Texas Utilities Company, recorded in Volume 284, Page 787, Deed Records, Stonewall County, Texas.

Road Dedication filed 8/11/1902, Commissioners Court to Public, recorded in Volume 1, Page 174, Road Minutes Records, Stonewall County, Texas.

Right of Way dated 6/15/1955, executed by Lillian Keen Wylie, et vir to State of Texas, recorded in Volume 132, Page 109, Deed Records, Stonewall County, Texas.

Agreement dated 8/4/1980, executed by Ida Baldwin Denison to Convest Energy Corporation, recorded in Volume 285, Page 701, Deed Records, Stonewall County, Texas.

Utility easement dated 1/22/1997, executed by Ida Baldwin Denison, et al to Dickens Electric Cooperative, Inc., recorded in Volume 397, Page 866, Deed Records, Stonewall County, Texas.

Right of Way Easement dated 6/15/1955, executed by Lillian Keen Wylie, et vir to State of Texas, recorded in Volume 132, Page 111, Deed Records, Stonewall County, Texas.

Right of Way Easement dated 7/21/1983, executed by Ida Marr Denison to Pinnacle Natural Gas Co., recorded in Volume 382, Page 264, Deed Records, Stonewall County, Texas.

Easement of Right of Way dated 1/3/1929, executed by J. E. Keen to West Texas Utilities Company, recorded in Volume 59, Page 28, Deed Records, Stonewall County, Texas.

Right of Way Deed dated 2/18/1936, executed by J. E. Keen, et ux to State of Texas, recorded in Volume 65, Page 466, Deed Records, Stonewall County, Texas.

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 hereby binds Grantor and Grantor's 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 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.

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

Crockett National Bank, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$2,714,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Crockett National Bank, and the same are hereby TRANSFERRED and ASSIGNED to said Crockett National Bank.

4848 Aspermont, Ltd.,

By: Hammit Consolidated III, Inc., General Partner;

By: 
Melvin Hammit, President;

AND

By: Rose Consolidated XVIII, Inc., General Partner;

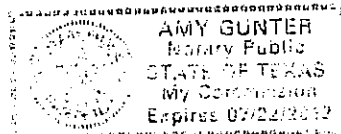
By: _____
William R. Rose, President.

ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF ERATH

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This instrument was acknowledged before me on the 25th day of August, 2010, by Melvin Hammit in his capacity as President of Hammit Consolidated III, Inc. in it's capacity as General Partner of 4848 Aspermont, Ltd..



Amy Gunter
Notary Public, State of Texas

STATE OF _____
COUNTY _____

§
§

This instrument was acknowledged before me on the _____ day of _____, 2010, by William R. Rose in his capacity as President of Rose Consolidated XVIII, Inc. in it's capacity as General Partner of 4848 Aspermont, Ltd..

Notary Public, State of _____

PREPARED IN THE LAW OFFICE OF:
William H. Oxford
159 South Graham
Stephenville, Texas 76401

AFTER RECORDING RETURN TO:
King Abstract Company
159 South Graham
Stephenville, Texas 76401

Right of Way Easement dated 7/21/1983, executed by Ida Marr Denison to Pinnacle Natural Gas Co., recorded in Volume 382, Page 264, Deed Records, Stonewall County, Texas.

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4848 Aspermont, Ltd.,

By: Hammit Consolidated III, Inc., General Partner;

By: _____
Melvin Hammit, President;

AND

By: Rose Consolidated XVIII, Inc., General Partner;

By: William R. Rose President
William R. Rose, President.

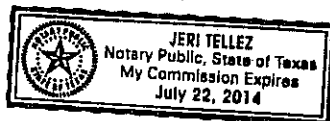
ACKNOWLEDGMENTS

STATE OF TEXAS
COUNTY OF ERATH§
§

This instrument was acknowledged before me on the _____ day of _____, 2010, by Melvin Hammit in his capacity as President of Hammit Consolidated III, Inc. in it's capacity as General Partner of 4848 Aspermont, Ltd..

Notary Public, State of TexasSTATE OF Texas
COUNTY Dallas§
§

This instrument was acknowledged before me on the 25th day of August, 2010, by William R. Rose in his capacity as President of Rose Consolidated XVIII, Inc. in it's capacity as General Partner of 4848 Aspermont, Ltd..

Notary Public, State of _____

PREPARED IN THE LAW OFFICE OF:
William H. Oxford
159 South Graham
Stephenville, Texas 76401

AFTER RECORDING RETURN TO:
King Abstract Company
159 South Graham
Stephenville, Texas 76401

10-23281/Warranty Deed with Vendor's Lien/4

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Filed for record this the 30 day of August, 2010 at 3:15 o'clock P.M.
Recorded this the 30 day of August, 2010 at 3:30 o'clock P.M.
Belinda Page, County Clerk. Belinda Page Deputy Clerk.