

GENERAL WARRANTY DEED

0056

THE STATE OF TEXAS)
)
COUNTY OF WASHINGTON)

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALTER DICKSCHAT, dealing in my sole and separate property and estate, joined pro forma herein by my spouse, BETTY P. DICKSCHAT, of the County of Grimes, State of Texas, hereinafter called "Grantor," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable cash consideration to the undersigned in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for which no lien, either express or implied, is herein retained, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL, and CONVEY, subject to the exceptions set out below, unto RICHARD L. HARRIS and wife, SYBEL A. HARRIS, hereinafter called "Grantees," of the County of Grimes, State of Texas, whose mailing address is 4139 Donna Lynn, Houston, Texas 77092, all that certain tract or parcel of land lying and being situated in Washington County, Texas, more fully described as follows, to-wit:

All that certain tract or parcel of land lying and being situated in Washington County, Texas out of the James Lynch Survey, containing 2.790 acres of land, more or less, being further described in attached Exhibit "A".

Being the same property described in Deed dated September 2, 1994, executed by Joe Dickschat, Bennie Ruth Dickschat and Charlie Dickschat to Walter Dickschat, recorded in Volume 748, Page 894, Washington County Official Records.

TOGETHER WITH all of Grantor's right, title, and interest in and to all strips, gores, or pieces of property adjacent to and contiguous with the herein described property, all roadways, streets, alleys, or passage-ways (open or proposed), affecting, crossing, adjoining, fronting, or bounding said real property; and

TOGETHER WITH all improvements thereon and all rights, privileges and appurtenances pertaining thereto, included but not limited to, all of Grantor's right, title and interest in and to water rights, claims and permits, rights of way or easements affecting said real property and Grantor's right to the use of same, all rights and obligations of applicable government programs and cooperative or association memberships.

THIS CONVEYANCE IS EXPRESSLY MADE AND ACCEPTED SUBJECT TO THE FOLLOWING, TO-WIT:

a). Presently valid and subsisting easements, if any, to which the above property is subject as may be actually located upon the ground, which are not of record.

b). Oil, Gas and Mineral Lease executed by Charles Dickschat and Martha Dickschat to O.L. Albritton and M.C. Caston, dated January 18, 1929, recorded in Volume 94, Page 593, Washington County Deed Records for a term of 5 years.

c). Oil, Gas and Mineral Lease executed by Martha Dickschat and Charles Dickschat to C.J. Laas, dated February 6, 1933, recorded in Volume 101, Page 381, Washington County Deed Records.

d). Oil, Gas and Mineral Lease executed by Mrs. Martha Dickschat to John A. Deering, dated March 28, 1940, recorded in Volume 126, Page 271, Washington County Deed Records for a term of 12 months.

e). Oil, Gas and Mineral Lease executed by Walter Dickschat to Chesapeake Operating, Inc., dated October 22, 1994, recorded in Volume 760, Page 583, Washington County Official Records for a term of 3 years.

f). Right of Way Easement executed by Herbert Dickschat and Julia P. Wells Dickschat, dated January 3, 1980, recorded in Volume 411, Page 835, Washington County Official Records.

TO HAVE AND TO HOLD the above described premises, subject to the exceptions and reservations set forth above, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, his heirs and assigns forever; and Grantor does hereby bind herself, her heirs, executors, administrators, and successors to WARRANT and FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject however to the exceptions set forth above.

EXECUTED this the 30th day of December, 1999.

Walter Dickschat
WALTER DICKSCHAT

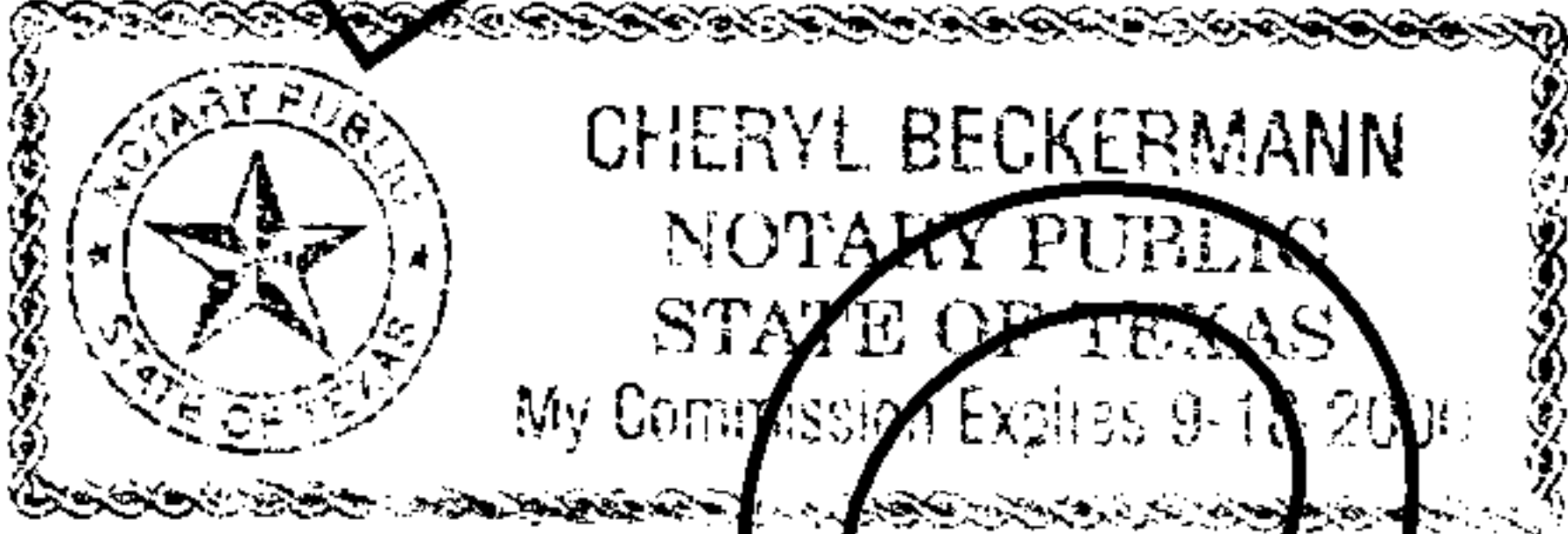
Betty P. Dickschat
BETTY P. DICKSCHAT

THE STATE OF TEXAS *U*

COUNTY OF WASHINGTON *U*

This instrument was acknowledged before me on the 30th day of December, 1999, by
WALTER DICKSCHAT.

Cheryl Beckermann
Notary Public, State of Texas

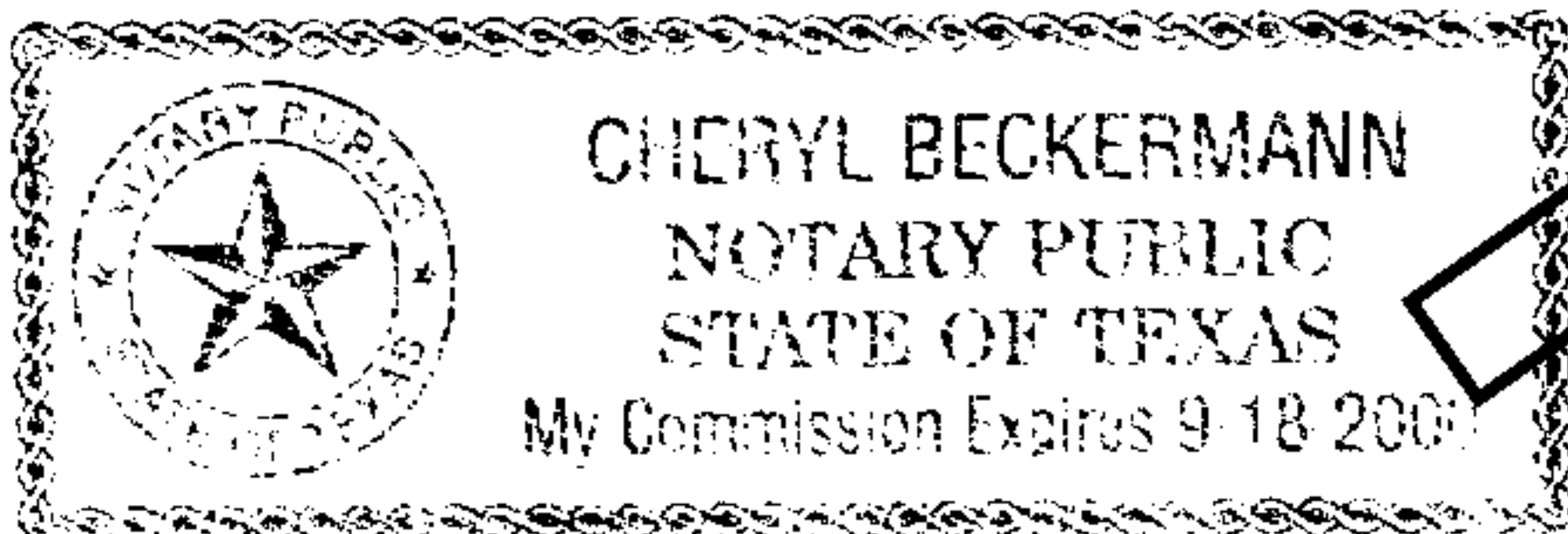


THE STATE OF TEXAS *M*

COUNTY OF WASHINGTON *M*

This instrument was acknowledged before me on the 30th day of December, 1999, by
BETTY P. DICKSCHAT.

Cheryl Beckermann
Notary Public, State of Texas



This instrument prepared by:
KATHLEEN TERRELL
Attorney at Law
P. O. Box 1540
Navasota, Texas 77868
(409) 825-7322

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EXHIBIT "A"

THE STATE OF TEXAS
COUNTY OF WASHINGTON

HERBBERT DICKSCHAT ESTATE
TO
WALTER DICKSCHAT

SURVEYOR'S LEGAL DESCRIPTION

2.790 ACRES

All that certain tract or parcel of land, lying and being situated in Washington County, Texas, part of the James Lynch League, A-80, being part of the same land described as Second Tract in the deed from Walter Dickschat, et ux, to Herbert Dickschat, dated June 14, 1971, as recorded in Vol. 305, Page 557, in the Deed Records of Washington County, Texas, and being more fully described by metes and bounds as follows, To-Wit:

BEGINNING at a 1/2 inch iron rod set on the fenced West line of the Walter Dickschat tract called 55.245 acres for the Northeast corner of the tract described herein, being on the East line of said original tract, said beginning point being S 16°31'12" E 763.40 feet from a 3/8 inch iron rod found near the base of a fence corner post on the fenced South margin of County Road No. 111 for the Northeast corner of said original tract,

THENCE leaving said beginning point and along a portion of the fenced East line of said Walter Dickschat tract called 55.245 acres for the East line of the tract described herein, being along a portion of the East line of said original tract, S 15°31'12" E 603.28 feet to a 3/8 inch iron rod found 6 inches East of the base of a railroad tie fence corner post for the Southeast corner of the tract described herein, being the Northeast corner of the Randy Buck tract called 26.389 acres, also being on the fenced West line of said Walter Dickschat tract,

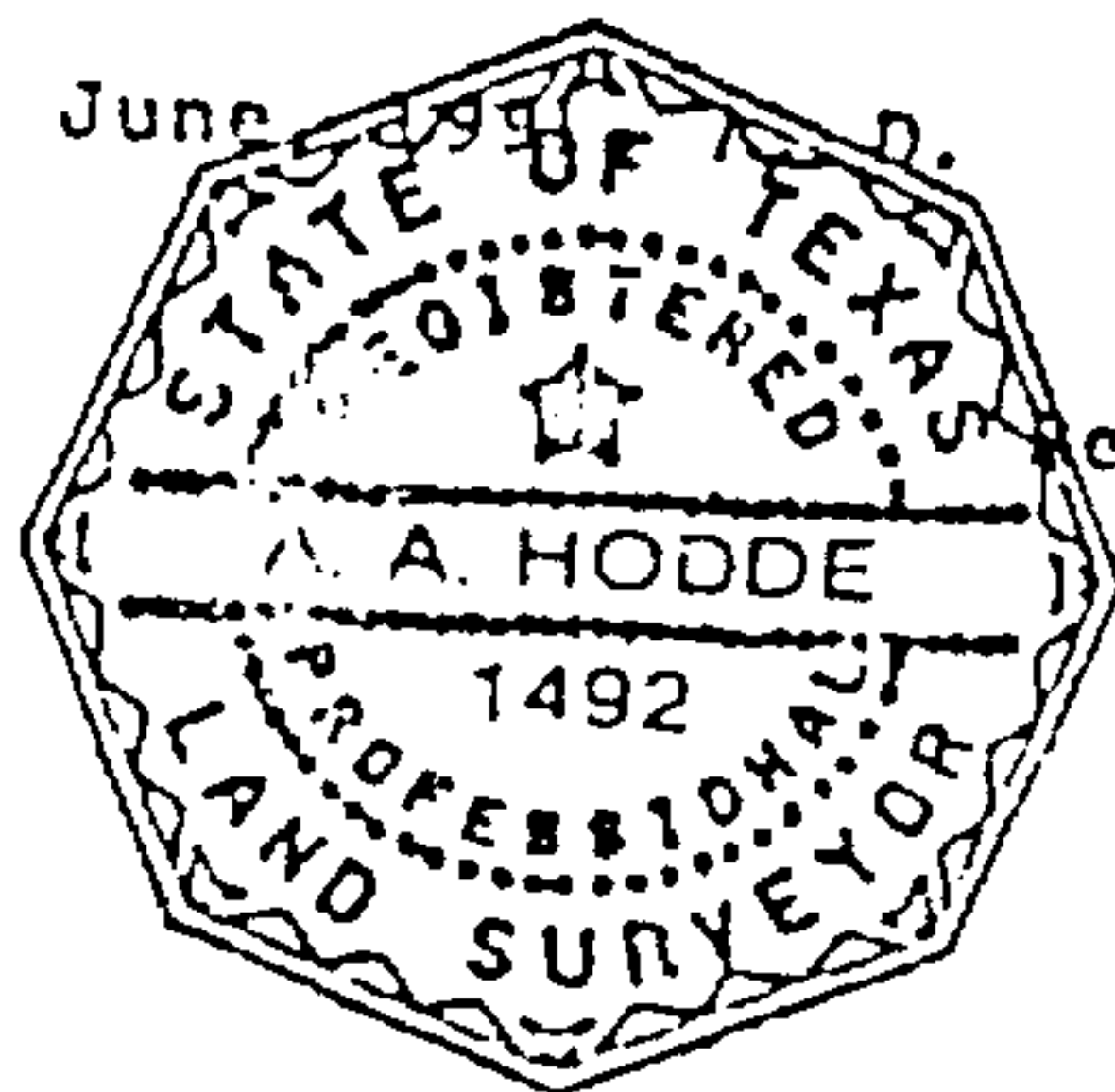
THENCE along a portion of the fenced North line of said Buck tract for the South line of the tract described herein, S 73°31'28" W 201.45 feet to a 1/2 inch iron rod set for the Southwest corner of the tract described herein, being on the North line of said Buck tract,

THENCE along the West line of the tract described herein, N 16°31'12" W 603.28 feet to a 1/2 inch iron rod set for the Northwest corner of the tract described herein,

THENCE along the North line of the tract described herein, N 73°31'28" E 201.45 feet to the place of beginning and containing 2.790 acres of land.

I, A. A. Hodde, Registered Professional Land Surveyor No. 1492 of the State of Texas, do hereby certify that the foregoing legal description describing 2.790 acres of land is true and correct in accordance with an actual survey made on the ground under my personal direction and supervision.

Dated this the 25th day of June



A. A. Hodde
A. A. Hodde
Registered Professional
Land Surveyor No. 1492

FILED FOR RECORD
WASHINGTON COUNTY, TX

00 JAN -5 AM 11:12

BETH A. ROTHERMEL
WASHINGTON CO. CLERK

STATE OF TEXAS
COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on



JAN 06 2000
Beth A. Rothermel
Beth Rothermel, County Clerk
Washington County, Texas