

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.

~~\$~~ 10.00 61184 CTA
GENERAL WARRANTY DEED WITH VENDOR'S LIEN

Date: December 5, 2017

Grantor: PINE ISLAND LAND COMPANY, L.P., a Texas limited partnership

Grantor's Mailing Address: 6095 Highway 105
Beaumont, Texas 77708 (Jefferson County)

Grantee: DUSTIN HAWKINS

Grantee's Mailing Address: 675 Sixth St. B. P. O. Box 194 Sour Lake, TX 77659
(Hardin County)

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration and a Promissory Note of even date in the original principal amount of EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00), executed by Grantee herein and payable to the order of Grantor. The Note is secured by the Vendor's Lien retained in this Deed, and additionally secured by a Deed of Trust of even date from Grantee to Lester Sanford, Trustee.

Property (including any improvements):

Being seven (7) tracts of land out of and a part of the HENRY STEPHENSON LEAGUE, Abstract No. 49, Hardin County, Texas, and being out that property conveyed to Pine Island Land Company L.P. by deed of record in Volume 1400, Page 507 of the Official Public Records of Hardin County, Texas, said tracts being more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A"

Reservations from and Exceptions to Conveyance and Warranty:

1. **THERE IS SAVED, EXCEPTED AND RESERVED UNTO GRANTOR, its successors or assigns, all oil, gas and other minerals, in, on and under the above described land, not heretofore conveyed or reserved by predecessors in title, and subject to any and all prior reservations of oil, gas and other minerals, and subject to the Restrictive Covenants contained herein, and subject to all easements, right of ways, restrictive covenants on the hereto described lands recorded in the Office of the County Clerk of Hardin County,**

Texas, and subject to any and all zoning ordinances and any visible and apparent roadway or easement over or across the subject property, the existence of which does not appear of record, including natural drains, any existing drains and/or ditches, which extend to other ditches, drains, creeks and other waterways;

2. **THERE IS SAVED AND EXCEPTED AND RESERVED UNTO GRANTOR**, and Grantor's successors and assigns, the right to clear, excavate and maintain said rights-of-ways, from time to time, as necessary, without the obligation to do so; and
3. **THERE IS FURTHER SAVED AND EXCEPTED AND RESERVED UNTO GRANTOR**, its successors and assigns, a twenty foot (20') wide utility, drainage and road easement north of, along and adjacent to the south line of the Property, adjacent to the Northeast right-of-way line of Old Sour Lake Road, running from the most westerly corner to the east line, approximately 1125 feet in length. Grantor, without joinder of any other party, can grant, sell, convey and/or dedicate this easement, or any portion thereof.

This conveyance is made and accepted subject to the following Deed Restrictions, which shall constitute covenants running with the land until May 1, 2029:

1. Same shall be used for residential and agricultural purposes. No building shall be erected, placed or permitted to remain thereon other than a single family dwelling on each tract and such out-buildings as are necessary to residential and agricultural use.
2. Any residence erected on any of said property shall not have less than 1600 square feet of floor space, exclusive of porches and garages.
3. The exterior walls of any residence erected on any portion or tract out of the above described property shall be constructed of wood, vinyl siding, plaster, stucco, stone, brick, brick veneer, concrete, metal siding (with the exception of corrugated iron or steel which is excluded), or a combination thereof.
4. No building shall be erected or placed thereon except new construction; and no building shall be left uncompleted twelve (12) months from the date started.
5. No outside toilets or privies shall be constructed thereon. No sewage disposal system shall be kept in use which creates an unsanitary condition, or which is other than that recommended and approved by the State of Texas and Hardin County. No septic tank or system shall drain into any open ditch or other excavation.
6. No trailer, mobile home, doublewide mobile home, tent or structure, other than a permanent dwelling of the minimum specifications set forth herein, shall be used as a residence thereon, nor occupied, even temporarily, at any time.
7. A camper or travel trailer may be stored upon said property, so long as not occupied.
8. No trash, garbage, waste, or junk of any description shall be dumped, left, or stored thereon.
9. No noxious or offensive activity, no commercial feedlot activity, or other commercial activity of any type shall be carried out or conducted upon any lot, nor shall anything be done thereon which may be, or become, an annoyance or a nuisance to the neighborhood.
10. No building shall be located nearer to the front lot line (adjoining nearest road)

than one hundred (100') feet, or nearer to the side or rear lot line than ten (10') feet.

11. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than six (6) square feet advertising the property for sale or rent, or a sign used by a builder to advertise during the construction and sales period.

12. All livestock and/or fowl placed upon said property shall be enclosed by a fence.

GRANTOR, for the consideration, receipt of which is acknowledged, and subject to the reservations and exceptions set out herein, grants, sells and conveys the property to said GRANTEE, together with all and singular the rights and appurtenances thereto in any wise belonging, TO HAVE AND TO HOLD unto GRANTEE, Grantee's heirs, executors, administrators, successors and assigns, forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors and assigns 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.

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

PINE ISLAND LAND COMPANY, L.P.

By: PINE ISLAND GP, L.L.C., a Texas limited liability company, General Partner

By: _____
SHELLEY KAY CLUBB JONES, Vice-
President and Chief Executive Officer

"Grantor"

AGREED TO AND ACCEPTED BY:



DUSTIN HAWKINS

"Grantee"

(Acknowledgments follow)

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AGREED TO AND ACCEPTED BY:

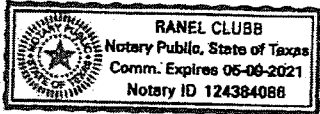
DUSTIN HAWKINS

"Grantee"

(Acknowledgments follow)

THE STATE OF TEXAS §
COUNTY OF Hardin §

Before me, the undersigned authority, on this the 5 day of December, 2017, personally appeared SHELLEY KAY CLUBB JONES, known to me (or proved to me on the oath of _____ or through _____) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration expressed therein, in her capacity as Vice-President and Chief Executive Officer of PINE ISLAND GP, L.L.C., a Texas limited liability company, as General Partner, on behalf of PINE ISLAND LAND COMPANY, L.P., a Texas limited partnership.



Ranel Clubb
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF HARDIN §

This instrument was acknowledged before me on this the 5th day of December, 2017, by DUSTIN HAWKINS.



Cheryl Allumbaugh
Notary Public, State of Texas

✓ After recording, return to:

P.O. Box 194
Sour Lake, TX 77659