

GF# 26223

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.

GENERAL WARRANTY DEED (With Vendor's Lien)

STATE OF TEXAS

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§
§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF FAYETTE

THAT **CYNTHIA RENEE FRIERSON CLAYMAN**, not joined herein by a spouse because the below described property is her separate property and estate and forms no part of her homestead ("Grantor"), whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, BARGAINED, SOLD, and CONVEYED** and by these presents does **GRANT, BARGAIN, SELL, AND CONVEY** unto **GEORGE LESTER SKINNER** and **LAURA LEE NIELSON**, ("Grantee"), whether one or more, that certain tract or parcel of land in Fayette County, Texas more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements located thereon and all rights, titles, and interests appurtenant thereto (such land, improvements and interests are hereinafter collectively referred to as the "Property").

This General Warranty Deed With Vendor's Lien and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit "B" attached hereto and incorporated herein by this reference, to the extent the same are validly existing and applicable to the Property (hereinafter referred to collectively as the "Permitted Encumbrances").

Reference is hereby made to the fact that a portion of the purchase price for the Property was paid by Grantee's execution and delivery of a promissory note (hereinafter called the "Note") dated August 4, 2021 payable to the order of **CAPITAL FARM CREDIT, ACA as agent/nominee** ("Lender") in the principal sum of **ONE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED FIFTY and NO/100 (\$170,850.00) DOLLARS** said Note secured by a Deed of Trust dated August 4, 2021 herewith executed by Grantee to **JEFFREY C. NORTE, Trustee**, covering the Property. Capital Farm Credit, ACA as agent/nominee, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first superior vendor's lien against and superior title to the Property are retained for the benefit of Capital Farm Credit, ACA as agent/nominee and are transferred to Capital Farm Credit, ACA as agent/nominee without recourse against Grantor.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee's heirs, legal representatives and assigns forever, and Grantor does hereby bind itself, Grantor's heirs, legal representatives and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the title to the Property unto the said Grantee, Grantee's heirs, legal representatives and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject only to the Permitted Encumbrances.

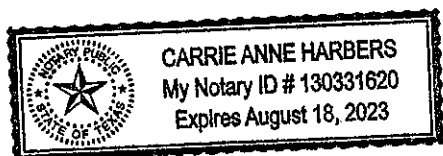
Grantee's address is: 341 Leatherwood Ave.
Queen Creek, Arizona 85140
(Pinal County)

EXECUTED this the 12th day of August, 2021.

Cynthia Renee Frierson Clayman
CYNTHIA RENEE FRIERSON CLAYMAN

STATE OF TEXAS §
COUNTY OF *Fayette* §

This instrument was acknowledged before me on the 12th day of August, 2021, by **Cynthia Renee Frierson Clayman.**



[Signature]

NOTARY PUBLIC, THE STATE OF TEXAS

ATTACHMENTS:

Exhibit "A" - Property Description
Exhibit "B" - Permitted Encumbrances

RECORD AND RETURN TO:

Mr. Mike Steinhauser
State Bar No. 19135800
Attorney at Law
107 E. North Main
Post Office Drawer D
Flatonina, Texas 78941
(361) 865-2540 - Telephone
(361) 865-3934 - Facsimile
steinlaw@att.net - Email

HEARITIGE SURVEYING, CO.

TIM D. HEARITIGE
727 West Point Loop
West Point, Texas 78963

Registered Professional Land Surveyor No. 5036
Licenced State Land Surveyor
Phone (979)242-3485

February 25, 2016

Tract 1

FIELD NOTE DESCRIPTION OF 14.332 ACRES OF LAND OUT OF THE EZEKIEL WHITEHEAD 160 ACRE SURVEY, ABSTRACT NO. 328, IN FAYETTE COUNTY, TEXAS, AND BEING THE WEST HALF OF THAT CERTAIN (TRACT 1-28.768 ACRES) TRACT OF LAND CONVEYED TO PAM JENNINGS AND RENEE CLAYMAN IN A DEED AS RECORDED IN VOLUME 1253 PAGE 778 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the center of Allen Road (County Road No. 131), and being at the most northwesterly corner of that certain (Tract 1-28.768 acre) tract of land conveyed to Pam Jennings and Renee Clayman in a deed as recorded in Volume 1253 Page 778 Official Records of Fayette County, Texas, and being in the southerly line of that certain (89.44 acre) tract of land conveyed to Arthur E. Hockett, Jr., Arlon B. Hockett, and Martha P. Holcomb in a deed as recorded in Volume 1002 Page 101 of the Official Records of Fayette County, Texas, said (89.44 acre) tract having been more fully described as (60.44 acres and 29 acres) in a deed as recorded in Volume 164 Page 596 of the Deed Records of Fayette County, Texas, and being at the most northwesterly corner of the tract herein described, and from which a 1/2" iron rod set at the base of a fence corner post at the most northeasterly corner of that certain (15.417 acre) tract of land conveyed to Rudy J. Kusak, Jr. in a deed as recorded in Volume 1290 Page 513 of the Official Records of Fayette County, Texas, bears S 00 deg. 03' 13" E 20.70 feet,

THENCE, with the center of Allen Road, being the north line of the Jennings-Clayman tract, N 89 deg. 07' 13" E 363.13 feet to a point for the most northeasterly corner of this tract,

THENCE, leaving the center of Allen Road, S 00 deg. 09' 00" W, passing a 1/4" iron rod set in the fence in the southerly right-of-way line of Allen Road at 20.57 feet, and continuing over and across the Jennings-Clayman tract, another 1711.01 feet, for a total distance of 1731.58 feet to a 1/4" iron rod set in the southerly line of the Jennings-Clayman (Tract 1-28.768 acre) tract, and being south of the fence along the north line of that certain (Tract 1-49.85 acre) tract of land conveyed to Hoyt K. Frierson and Joel C. Frierson a deed as recorded in Volume 975 Page 393 of the Official Records of Fayette County, Texas, and being for the most southeasterly corner of this tract,

THENCE, with the south line of the Jennings-Clayman (Tract 1-28.768 acre) tract, S 87 deg. 08' 53" W 340.34 feet to a 1/2" iron rod set at the most southwesterly corner of the Jennings-Clayman (Tract 1-28.768 acre) tract, and being at or near the easterly line of that certain (Tract One-61.67 acre) tract of land conveyed to Sherry Brunner Lindsey and Donna Burner Parker in a deed as recorded in Volume 1660 Page 667 of the Official Records of Fayette County, Texas, and being for the most southwesterly corner of this tract,

THENCE, with the westerly line of the Jennings-Clayman (Tract 1-28.768 acre) tract, N 06 deg. 51' 23" W 143.48 feet to a 1/2" iron rod set, and N 00 deg. 03' 13" W, passing 10.7 feet west of a 3/4" iron pipe found at the most southeasterly corner of the Kusak tract at 289.93 feet, and continuing on the same course another 1310.55 feet, for a total distance of 1600.48 feet to the PLACE OF BEGINNING, in all containing 14.332 acres of land.

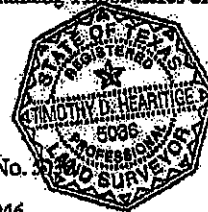
SURVEYED: January 27, 2016

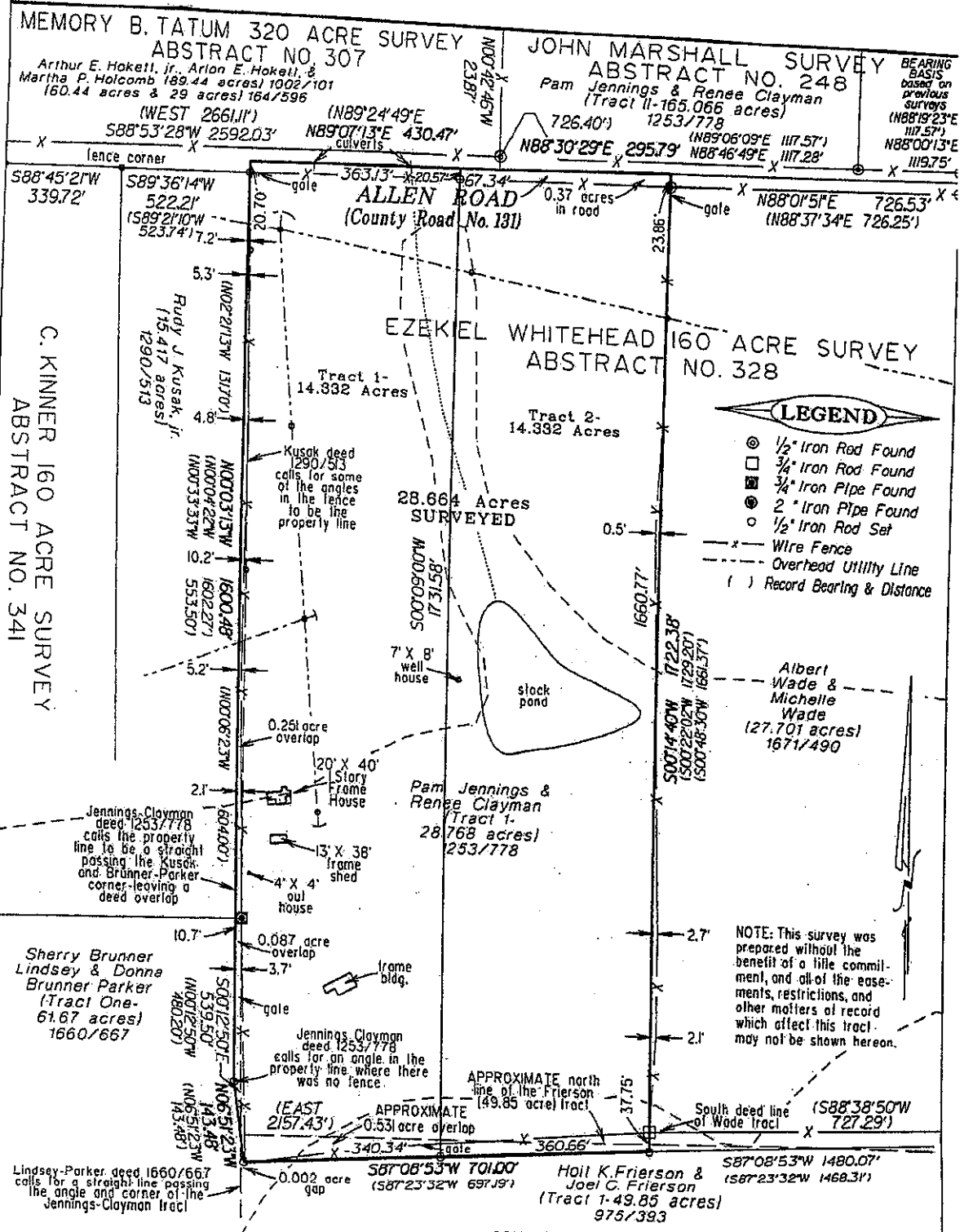
BY:



Timothy D. Hearitige
Registered Professional Land Surveyor No. 5036

see accompanying map no. C 189046





THE STATE OF TEXAS
COUNTY OF FAYETTE

The undersigned does hereby certify that a survey was this day made on the ground of the property legally described hereon and is correct and that there are no boundary line conflicts, encroachments, shortages in area, overlapping of improvements, visible utility lines, or roads in place, except as shown hereon. A portion of this property is located in a Special Flood Hazard Area, Zone A (areas determined to be in the 1% annual chance of flood) according to the Federal Emergency Management Agency Flood Insurance Rate Map 480815 0375 C, Dated October 17, 2006

THIS the 27th day of JANUARY, A.D. 2016

BY
Timothy D Hearitige
Reg Professional Surveyor No 5036

SURVEY MAP OF:

28.864 ACRES OF LAND OUT OF THE EZEKIEL WHITEHEAD 160 ACRE SURVEY, ABSTRACT NO. 328, IN FAYETTE COUNTY, TEXAS, AND BEING THAT SAME (TRACT 1- 28.768 ACRE) TRACT OF LAND CONVEYED TO PAM JENNINGS AND RENEE CLAYMAN IN A DEED AS RECORDED IN VOLUME 1253 PAGE 778 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, LOCATED ON ALLEN ROAD, NORTHWEST OF FLATONIA.

SEE ACCOMPANYING FIELD NOTE DESCRIPTION

HEARITIGE SURVEYING CO.
727 West Point Loop, West Point, Texas 78969
(979)242-8485

revised 2-25-2016

C 18904R

EXHIBIT "B"

PERMITTED ENCUMBRANCES:

- A. Mineral/Royalty interest conveyed in Perpetual Royalty Warranty Deed, Gilbert Wayne Frierson et ux to Kenneth Lenwood Frierson et al, dated May 21, 1977 of record in Volume 504, Page 107, Deed Records of Fayette County, Texas.
- B. Mineral/Royalty interest reserved in Quitclaim Deed, Nolie Frierson to Wayne Frierson, dated September 20, 1988 of record in Volume 774, Page 502, Deed Records of Fayette County, Texas.
- C. Mineral/royalty reservation described in Partition Deed, Cynthia Renee Frierson Clayman to Pamela Ann Frierson Jennings, dated August 15, 2016 of record in Volume 1783, Page 194, Official Records of Fayette County, Texas.
- D. Right of Way Easement, Gilbert Wayne Frierson to Fayette Electric Cooperative, Inc., dated September 20, 1982 of record in Volume 476, Page 806, Deed Records of Fayette County, Texas.
- E. Right of Way Easement, Gilbert Wayne Frierson et ux to Fayette Electric Cooperative Inc., dated December 22, 1994 of record in Volume 745, Page 490, Official Records of Fayette County, Texas.
- F. Right-of- Way-Easement, Pamela Ann Jennings Frierson to Fayette Water Supply Corporation, dated July 14, 2016 of record in Volume 1806, Page 717, Official Records of Fayette County, Texas.
- G. Portions of property lying within Allen Road as described on surveyor's plat dated January 27, 2016, and prepared by Timothy D. Hearitige, R.P.L.S. No. 5036.
- H. Overlapping and encroaching fenceline along western and southern boundaries as described on surveyor's plat dated January 27, 2016, and prepared by Timothy D. Hearitige, R.P.L.S. No. 5036.
- I. Flood plain described on surveyor's plat dated January 27, 2016, and prepared by Timothy D. Hearitige, R.P.L.S. No. 5036.
- J. Overhead utility line described on surveyor's plat dated January 27, 2016, and prepared by Timothy D. Hearitige, R.P.L.S. No. 5036.
- K. The rules, regulations, requirements, etc. imposed by the Fayette County Groundwater Conservation District, dated April 7, 2004 and of record in Volume 1260 Page 142, Official Records of Fayette County, Texas and as amended in Volume 1384 Page 493, Official Records of Fayette County, Texas.

L. The Flood Damage Prevention Regulations, Fayette County, Texas to the Public, dated July 3, 2017 of record in Volume 1822, Page 706, Official Records of Fayette County, Texas.

M. **SAVE AND EXCEPT**, and there is hereby reserved unto Grantor and her heirs, successors and assigns seventy five percent (75%) of the oil, gas and other minerals (all such oil, gas and others minerals being collectively referred to as the "Minerals") currently owned by Grantor. Notwithstanding anything herein to the contrary, Grantor waives for herself and her heirs, successors and assigns, all rights to use the surface of the Property in connection with the exploration of such Minerals; provided, however, nothing contained herein shall limit or restrict Grantor's right to use the subsurface of the Property for directional drilling from the surface of any land adjacent to the Property or from any other land other than the Property or to develop the Minerals by drilling on and production from lands or minerals pooled therein.