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Gift Warranty Deed

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.

Date: June 5, 2013

Grantor: LOU PEGODA NICKELL

Grantor's Mailing Address: P. O. Box 28
Woodlake, Trinity County, Texas 75865

Grantee: SUSAN MICHELE

Grantee's Mailing Address: P. O. Box 118
Woodlake, Trinity County, Texas 75865

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, said other consideration being the love and affection Lou Pegoda Nickell, Grantor, has and bears for Grantee, Susan Michele, Grantor's daughter.

Property (including any improvements):

TRACT I:

BEING 21.04 acres of land out of the J. J. WEST SURVEY, ABSTRACT NO. 679 and the JOHN D. LONG SURVEY, ABSTRACT NO. 387, Trinity County, Texas as more fully described on the attached Exhibit "A".

TRACT II:

BEING 5.580 acres of land out of the J. J. WEST SURVEY, ABSTRACT NO. 679, Trinity County, Texas as more fully described on the attached Exhibit "A".

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to (1) any and all conditions, prior mineral reservations, easements, and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Trinity County, Texas, (2) easements apparent on the ground.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

Lou Pegoda Nickell
LOU PEGODA NICKELL

STATE OF TEXAS §

COUNTY OF TRINITY §

This instrument was acknowledged before me on the 5th day of June, 2013 by
LOU PEGODA NICKELL.

Carolyn Smith
Notary Public in and for State of Texas

My Commission Expires: 8-7-2013



**AT THE INSTRUCTION OF GRANTOR
AND/OR GRANTEE, THIS INSTRUMENT
WAS PREPARED WITHOUT THE
BENEFIT OF TITLE EXAMINATION**

AFTER RECORDING RETURN TO:

Ms. Susan Michele
P. O. Box 118
Woodlake, TX 75865

PREPARED IN LAW OFFICE OF:

J. D. BLASSINGAME
P. O. Box 1220
Groveton, TX 75845
936-642-1619

EXHIBIT "A"

TRACT I:

BEING a 21.04-acre tract of land out of the S. E. corner of "Tract No. 3" of several tracts of land conveyed by W. F. Edens to R. F. Evans, May 30, 1953, as shown by deed recorded in Volume 128, Page 456 of the Trinity County Deed Records, and being parts of the JOHN D. LONG SURVEY, ABSTRACT NO. 387 and the J. J. WEST SURVEY, ABSTRACT NO. 679.

SITUATED about 6 miles East of Groveton, in Trinity County, Texas, and described by metes and bounds as follows, to-wit:

BEGINNING on a concrete monument for the N. E. corner of the said J. J. West Survey;

THENCE S. 55 ¼ E. 585 feet to a concrete monument on the W. B. line of a Public Road, for the most eastern N. E. corner of this tract;

THENCE S. 24-¾ W. with the said road line, 761.3 feet to the S. E. corner of the said "Tract No. 3", iron pipe for corner;

THENCE N. 55 ¼ W. 197 feet pass the N. E. corner of Arch Pegoda's tract of land out of the said J. J. West Survey (The N. E. corner of the J. J. West survey brs. N. 912.6 feet), at 1798.1 feet to the Arch Pegoda's N. W. corner on the N. B. line of the said J. J. West Survey, a concrete monument for corner, from which a R. O., 7" brs. S. 3°-40' E. 6.38 feet, a Do. 8" brs. N. 31 ½ E. 7.5 feet, and a pine, 5" brs. N. 39°-40' W. 7.8 feet;

THENCE E. with the N.B. line of the said J. J. West Survey, 1315.5 feet to the beginning, containing 21.04 acres of land, of which 14.3 acres is on the J. J. West Survey, and 6.74 acres is on the John D. Long Survey.

TRACT II:

BEING all of that tract of land in Trinity County, Texas, out of the J. J. WEST SURVEY, ABSTRACT NO. 679, and being part of that called 65.7 acres described in a deed to A. H. Pegoda as recorded in Volume 88, Page 93 of the Deed Records of Trinity County, Texas, and being further described as follows:

COMMENCING at a ½ inch steel rod set in the South line of the J. J. West Survey at the Southwest corner of said 65.7 acres and at the Southeast corner of said 65.7 acres and at the Southeast corner of that Tract 28 of called 4079.60 acres described in a deed to RMK Investment Fund II, LLC as recorded in Volume 796, Page 593 of the Official Records of Trinity County, Texas, and in the North line of that Tract 111 of called 440 acres described in a deed to RMK Investment Fund II, LLC as recorded in Volume 796, Page 593 of the Official Records of Trinity county, Texas, and at the Southeast corner of a lease agreement recorded in volume 555, Page 283 of the Official Records of Trinity County, Texas, a 4 inch concrete monument found bears West, 28.15 feet for reference; THENCE North 00 degrees 20 minutes 29 seconds West, 2038.92 feet to a ½ inch steel rod set in the West line of said 65.7 acres and in the East line of said 4079.60 acres for the POINT OF BEGINNING of this tract, a ½ inch steel rod set bears East, 82.78 feet for reference;

THENCE North 00 degrees 20 minutes 29 seconds West, 589.61 feet to a ½ inch steel rod set at the North corner of said 65.7 acres at the West corner of that called 21.04 acres described in a deed to Lou Nickell as recorded in Volume 434, Page 174 of the Official Records of Trinity

County, Texas, a 6 inch concrete monument found bears North 89 degrees 00 minutes 28 seconds West, 16.41 feet for reference;

THENCE South 54 degrees 32 minutes 46 seconds East, 1016.47 feet to a 1/2 inch steel rod set in the South line of said 21.04 acres;

THENCE West, 824.49 feet to the Point of Beginning, containing 5.580 acres of land.

(Bearings Based on the South line of said 65.7 acres)

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Diane McCrory
County Clerk, Trinity County
By: *Shay Waddle* Deputy



FILED
at 8:30 o'clock A M

JUN 07 2013

DIANE MCCRORY
COUNTY CLERK, TRINITY CO, TEXAS
By: *Mark Beggs* Deputy

DESCRIPTION

STATE OF TEXAS
COUNTY OF TRINITY

TRACT 3 5.580 ACRES
SUSAN MICHELE

BEING all of that tract of land in Trinity County, Texas, out of the J.J. West Survey, A-679, and being part of that called 65.7 acres described in a deed to A.H. Pegoda as recorded in Volume 88, Page 93 of the Deed Records of Trinity County, Texas, and being further described as follows:

COMMENCING at a ½ inch steel rod set in the South line of the J.J. West Survey at the Southwest corner of said 65.7 acres and at the Southeast corner of that Tract 28 of called 4079.60 acres described in a deed to RMK Investment Fund II, LLC as recorded in Volume 796, Page 593 of the Official Records of Trinity County, Texas, and in the North line of that Tract 111 of called 440 acres described in a deed to RMK Investment Fund II, LLC as recorded in Volume 796, Page 593 of the Official Records of Trinity County, Texas, and at the Southeast corner of a lease agreement recorded in Volume 555, Page 283 of the Official Records of Trinity County, Texas, a 4 inch concrete monument found bears West, 28.15 feet for reference; THENCE North 00 degrees 20 minutes 29 seconds West, 2038.92 feet to a ½ inch steel rod set in the West line of said 65.7 acres and in the East line of said 4079.60 acres for the POINT OF BEGINNING of this tract, a ½ inch steel rod set bears East, 82.78 feet for reference;

THENCE North 00 degrees 20 minutes 29 seconds West, 589.61 feet to a ½ inch steel rod set at the North corner of said 65.7 acres at the West corner of that called 21.04 acres described in a deed to Lou Nickell as recorded in Volume 434, Page 174 of the Official Records of Trinity County, Texas, a 6 inch concrete monument found bears North 89 degrees 00 minutes 28 seconds West, 16.41 feet for reference;

THENCE South 54 degrees 32 minutes 46 seconds East, 1016.47 feet to a ½ inch steel rod set in the South line of said 21.04 acres;


THENCE West, 824.49 feet to the Point of Beginning, containing 5.580 acres of land.

(Bearings Based on the South line of said 65.7 acres)

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of May 2013.

May 25, 2013




Landon Smith
R.P.L.S. No. 5969