

OFFICIAL RECORDS

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This conveyance is made and accepted subject to the following matters to the extent the same are in effect at this time: Any and all restrictions, covenants, conditions, easements, and oil, gas, and mineral leases, or leases of record, if any, relating to the hereinabove described property, but only to the extent they are still in effect shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect relating to the hereinabove described property.

There is hereby granted to Grantee, her heirs and assigns, the free and uninterrupted use of that certain 30' wide access easement out of and a part of the William Rabb League, No. 46, Abstract No. 78, Matagorda County, Texas, said easement being more particularly described in Exhibit "B" which is attached hereto and incorporated herein by reference for all intents and purposes. This grant is made for the free and uninterrupted use of said easement for the purpose of passing in and along said easement to the property described in Exhibit "A" attached hereto, and Grantee is given and granted the right to use such passageway or road at all times along with Grantee's heirs and assigns.