

WARRANTY DEED

10761-1

For and in consideration of the sum of Ten Dollars (\$10.00) cash and other valuable consideration, to the undersigned paid by Grantee herein, the receipt and sufficiency of which is acknowledged TOMMY PHIPPS, EDWIN A. DWYER, EDWIN H. MAGRUDER, JR. and MARTIN L. ALLDAY, and WILLIAM B. BLAKEMORE II, acting herein in their capacity as Trustees of the James Marion Blakemore Trust and the William Blanton Blakemore, Jr. Trust, Grantors herein, hereby grant, sell and convey unto CITIZENS SAVINGS & LOAN ASSOCIATION, Midland, Texas, Grantee herein, its successors and assigns a 74.86 acre tract of land, more or less, out of the South 3/4 of the South 1/2 of Section 2, Block "X", H. P. Hilliard Survey, Midland County, Texas and being described more fully by metes and bounds on Exhibit "A" hereto.

This conveyance is made and accepted subject to:

- (a) Zoning regulations and ordinances of the City of Midland, Texas; and
- (b) All rights-of-way and restrictions of record in the office of the County Clerk of Midland County, Texas.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto and anywise belonging to the said CITIZENS SAVINGS & LOAN ASSOCIATION, its successors and assigns forever and Grantors do hereby bind their successors and assigns to warrant and forever defend all and singular the said premises unto the said CITIZENS SAVINGS & LOAN ASSOCIATION, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

WITNESS my hand this 24th day of August, 1977.

The JAMES MARION BLAKEMORE TRUST and
The WILLIAM BLANTON BLAKEMORE, JR. TRUST

By: William B. Blakemore II
William B. Blakemore II, Trustee

By: Tommy Phipps
Tommy Phipps, Trustee

By: Edwin A. Dwyer
Edwin A. Dwyer, Trustee

By: Edwin H. Magruder, Jr.
Edwin H. Magruder, Jr. Trustee

By: Martin L. Allday
Martin L. Allday, Trustee

EXHIBIT "A"

10761-3

Field note description of the survey of 77.86 acres of land out of the South 3/4 of the South 1/2 of Section 2, Block "X", H. P. Hilliard Survey, Midland County, Texas, as follows:

BEGINNING at a 1/2" reinf. bar set for the SW corner of this tract in the North right-of-way line of F. M. Highway 868, and in the West line of said Section 2, at 70.7 feet N. 15° 32' W. from its SW corner;

THENCE N. 15° 32' W. with said W. line of Section 2 for a distance of 1920.6 feet to a 1/2" reinf. bar set for the NW corner of this tract;

THENCE N. 74° 30' E., and at 50 feet set a 1/2" reinf. bar, continuing for a total distance of 399.1 feet to a 1/2" reinf. bar set at a fence corner at the SW corner of Happy Hollow Subdivision for an interior corner of this tract;

THENCE S. 15° 30' E. for 100.0 feet to a 1/2" reinf. bar set at another fence corner for another interior corner of this tract;

THENCE, N. 74° 30' E. with the fence line for 1441.3 feet to a 1/2" reinf. bar set for the NE corner of this tract;

THENCE, S. 15° 30' E. for 1821.5 feet to a 1/2" reinf. bar set in the N. row line of F. M. Hwy. 868 for the SE corner of this tract;

THENCE S. 75° 11' W. along said N. row line of F. M. Hwy. 868 for 76.8 feet to a 1X2 stake set at a deflection in said right-of-way line of 0° 40' to the left;

THENCE S. 74° 31' W. along said N. row line of F. M. Hwy. 868 for an additional distance of 1762.5 feet to the PLACE OF BEGINNING, and containing 77.86 acres of land, more or less, save and except (a) a 2.2 acre strip off of the West line of the above described tract conveyed by George H. Landreth and wife, Alice Landreth to the Public as a street and roadway right-of-way by Deed dated August 27, 1967, recorded in Volume 519, Page 115, Deed Records of Midland County, Texas, and (b) Deed dated September 9, 1971 to W. H. Gilmore, Jr., recorded in Volume 547, Page 59 of the Deed Records of Midland County, Texas, conveying .80 acres.

THE STATE OF TEXAS
COUNTY OF MIDLAND

I, Rosenelle Cherry, Clerk of the County Court in and for said County,

do hereby certify that the foregoing instrument dated the 24 day of August A. D. 19 77 together with its certificates of authentication, was filed for record in my office the 25 day of August A. D. 19 77 at 11:00 o'clock A. M., and duly recorded on the 25 day of August A. D. 19 77 at 4:12 o'clock P. M., in Deed Records of Midland County, in volume 626
Page 304

Witness my hand and official seal, at my office in Midland, Texas, the 25 day of August A. D. 19 77.

(SEAL)

ROSENELLE CHERRY

Clerk County Court, Midland County, Texas

By Evangelina Rodriguez Deputy

Warranty Deed

From

James Marion Blakemore Trust and
William Blanton Blakemore, Jr. Trust

To

Citizens Savings & Loan Association

FILED FOR RECORD
AT 11:00 O'CLOCK A. M.

AUG 25 1977

Rosenelle Cherry
COUNTY CLERK MIDLAND COUNTY, TEXAS
BY Evangelina Rodriguez DEPUTY

Return to: Citizens Savings & Loan Association

P. O. Box 4217

Midland, Texas 79701

Attn: Mrs. Moody

PA.
3.50

RECORDED