

ROLL 265 PAGE 2004

651951

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
COUNTY OF NUECES §

KNOW ALL MEN BY THESE PRESENTS:

KERR-McGEE REFINING CORPORATION, a Delaware corporation with offices at Kerr-McGee Center, Oklahoma City, Oklahoma 73125, hereinafter called "GRANTOR", for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto SOUTHWESTERN REFINING COMPANY, INC., a Delaware corporation with offices at P.O. Box 9217, Corpus Christi, Texas 74804 hereinafter called "GRANTEE" the following described property situated in the County of Nueces, State of Texas, and being more particularly described as follows:

A 16.839 acre tract of land, situated in the State of Texas, County of Nueces, being a portion of a 45.15 acre tract of land in the "Rincon Del Oso" Enriquez Villareal Survey, A-1 and the Jose Maria Bargass Survey, A-17, said 45.15 acre tract of land being described in a deed from Mobil Oil Corporation to Mobil Pipe Line Company, dated January 7, 1970, recorded in Volume 1360, page 899, Deed Records, Nueces County, Texas, said 16.839 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the northwest corner of said 45.15 acre tract of land, a corner of the Nueces County Navigation District No. 1 tract, and the northwest corner of the herein described tract of land;

THENCE N88°36'00"E, along the north line of said 45.15 acre tract and the south line of the Nueces County Navigation District No. 1 tract, a distance of 770.15 feet to a 1/2 inch iron rod set for corner;

THENCE S00°56'08"E, a distance of 1055.02 feet to a 1/2 inch iron rod set for corner in a south line of said 45.15 acre tract and in the north right-of-way line of the San Antonio, Uvalde and Gulf Railroad (100' wide);

THENCE N77°00'00"W, along said north right-of-way line, a distance of 786.30 feet to a 1/2 inch iron rod set marking the southwest corner of said 45.15 acre tract;

THENCE N01°24'00"W, along the west line of said 45.15 acre tract, a distance of 859.44 feet, more or less, to the point of beginning and containing 16.839 acres of land, more or less, said 16.839 acre tract of land shown on plat marked Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to all valid and subsisting easements, restrictions, rights-of-way, conditions, exceptions, reservations and covenants of whatever nature of record, if any.

DEED RECORDS

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DEPOSITION
EXHIBIT
11
9/26/2000
PERIOD-Byrne, N. J.

GRANTOR and GRANTEE agree that all taxes for the current calendar year will be prorated as of the date of sale.

GRANTEE, as part of this consideration hereof, will construct an eight feet tall cyclone fence separating the property purchased from the property still owned by GRANTOR.

There are no actions or suits pending or threatened against Seller which involve the Subject Property and to its knowledge or information there are no violations of any of the applicable environmental laws and regulations pertaining to the Subject Property and there is no disposal or storage of hazardous waste in or about the Subject Property.

There is reserved unto Grantor an easement for pipeline purposes over and across the property conveyed herein, said easement being more particularly described as follows:

A 0.323 acre tract of land, situated in the State of Texas, County of Nueces, being a portion of a 45.15 acre tract of land in the "Rincon Del Oso" Enriquez Villareal Survey, A-1 and the Jose Maria Bargass Survey, A-17, said 45.15 acre tract of land being described in a deed from Mobil Oil Corporation to Mobil Pipe Line Company, dated January 7, 1970, recorded in Volume 1360, page 899, Deed Records, Nueces County, Texas, said 0.323 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set at the southeast corner of the heretofore described 16.839 acre tract, said point being located S77°00'00"E, a distance of 786.30 feet from a 1/2 inch iron rod marking the southwest corner of said 45.15 acre tract;

THENCE N77°00'00"W, along a south line of said 45.15 acre tract, and the north right-of-way line of the San Antonio, Uvalde and Gulf Railroad a distance of 27.43 feet to a point for corner;

THENCE N01°31'40"W, a distance of 480.89 feet to a point for corner;

THENCE N88°28'20"E, a distance of 31.59 feet to a point for corner on the East line of said 16.839 acre tract;

THENCE S00°56'08"E, along the east line of said 16.839 acre tract a distance of 487.80 feet, more or less, to the point of beginning and containing 0.323 acre tract of land, more or less, said 0.323 acre tract of land shown on plat marked Exhibit "A" attached hereto and made a part hereof.

with ingress and egress to and from same.

TO HAVE AND TO HOLD the above described premises, together with all improvements thereon and all and singular the rights and appurtenances thereto and in anywise belonging unto GRANTEE, its successors and assigns, forever and the said GRANTOR does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the title to said premises unto

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GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof through or under GRANTOR but not otherwise.

In Witness Whereof, this instrument is executed this 30th day of

December, 1998.

ATTEST:

[Signature]
Assistant Secretary

ATTEST:

[Signature]
Assistant Secretary

KERR-McGEE REFINING CORPORATION

By [Signature]

SOUTHWESTERN REFINING COMPANY, INC.

By [Signature]

STATE OF OKLAHOMA §

COUNTY OF OKLAHOMA §

This instrument was acknowledged before me on the 30th day of December, 1998, by Ray A. Freels President of KERR-McGEE REFINING CORPORATION, a Delaware Corporation, on behalf of said corporation.

Dianna Sue Moore
Notary Public

My Commission Expires:

July 1, 1990

STATE OF OKLAHOMA §

COUNTY OF OKLAHOMA §

This instrument was acknowledged before me on the 30th day of December, 1998, by Morgan Moore President of SOUTHWESTERN REFINING COMPANY, INC., a Delaware Corporation, on behalf of said corporation.

Dianna Sue Moore
Notary Public

My Commission Expires:

July 1, 1990