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THE STATE OF TEXAS }
COUNTY OF NUECES }

Know All Men By These Presents:

That we, Ester McGregor, a widow, F. R. McGregor and wife, Jewel McGregor, H. L. McGregor and wife, Rita McGregor, August A. McGregor and wife, Fannie McGregor, Claud L. McGregor and wife, Willie McGregor, and William G. McGregor and wife, Madie McGregor, all of Nueces County, Texas, Henry E. McGregor and wife, Nancy McGregor, of Harris County, Texas, and O. W. McGregor and wife, Vivian Rose McGregor, of

the County of Bee, State of Texas, for and in consideration of the sum of TEN AND NO/100 ----- DOLLARS

~~tax~~ ~~personal services and other~~ cash, and other good and valuable considerations to us in hand paid by Suntime Refining Co., the receipt of which is hereby acknowledged;

HAVE GRANTED, SOLD AND CONVEYED and by these presents do Grant, Sell and Convey unto the said Suntime Refining Co., a corporation,

subject to the matters and reservations hereinafter mentioned, of the County of Nueces, State of Texas, All that certain tract, piece or parcel of land, lying and being situated in the County of Nueces, State of Texas, and more particularly described as follows, to-wit:

A certain tract, piece, or parcel of land on the Up River Road, about 9 miles North 70° West from Corpus Christi, embracing portions of the following surveys:

No. 311, patented to Richard King, assignee of G. C. & S. F. Ry. Co. (Cert. 3007), Abstract No. 816, No. 416, patented to George Frank, Assignee

of A. B. & M. (Cert. 962) Abst. #838, #421, patented to F. W. Shaeffer, Assignee of B. S. & F. (L.S. 1/1047,) Abst. #572, #500, surveyed for Jno. S. McCampbell, assignee of Con. E. P. I. & M. Co. (Cert. 23/293) Abst. #582 patented to W. S. McGregor, Abst. No. 1000; described by metes and bounds as follows:

Beginning at a fence corner post, the Southwestern corner of the W. S. McGregor pasture, the Southeastern corner of lands in the name of E. Garza on the Northern side of the said Up River Road for the Southwestern corner of this tract;

Thence with the dividing fence line between said McGregor and E. Garza lands, North 11° 13' East 348.6 feet for a corner of this tract;

Thence North 12° 19' East 1092.4 feet for a corner of this tract;

Thence North 11° 44' East 434.9 feet, for a corner of this tract;

Thence North 10° 23' East 370.8 feet to a pointed mesquite post for a corner of this tract;

Thence North 00° 35' West 177.8 feet to a pointed mesquite post intersecting the Southern boundary line of the so called Burrell Clark 5 acre tract, the Northeastern corner of said E. Garza Tract, for the Northwestern corner of this tract;

Thence South 84° 19' East 1921 feet to a pointed mesquite post, the Northwestern corner of a survey of 102.76 acres for W. H. McGregor, now owned by Iza Belle Wood, for the Northeastern corner of this tract;

Thence South 00° 24' East with the dividing line between this tract and the said Iza Belle Wood tract, 3108.9 feet to the Northern side of Up River Road;

Thence along the Northern side of said Road North 68° 53' West 2558.0 feet to the place of beginning, containing 136.94 acres, more or less, lying, being and situated in Nueces County, Texas, and further described as portions of Sections Nos. 9 and 10, in Range IV of the Sectionized lands of H. L. Kinney, less a strip of land 20 feet wide by 3108 feet in length, containing 1.4 acres off of the East side of the above described tract, leaving 135.54 acres in said above described tract.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said

Suntide Refining Co., its successors

and assigns, forever; and we hereby bind ourselves, our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said

Suntide Refining Co., its successors

and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except taxes for the year 1955, which are assumed by Grantee herein.

~~And the said parties of the first part do hereby covenant, warrant and forever defend the above described premises unto the said~~

~~parties of the second part, their heirs, executors and administrators~~

~~and the said parties of the second part do hereby covenant, warrant and forever defend the above described premises unto the said~~

~~parties of the first part, their heirs, executors and administrators~~

Out of the grant hereby made, there is hereby reserved unto Grantors herein, their heirs and assigns, for a period of twenty (20) years from date hereof, and so long thereafter as paying production continues in the event such production is being had at the end of such term, a one-sixteenth (1/16) royalty interest (one-half of Lessor's usual one-eighth royalty) in and to all the oil, gas and/or other minerals in, on, under or which may be produced during said time from said hereinabove described and hereby conveyed real estate; provided, however, that Grantors herein, their heirs and assigns, shall not by reason of such reservation be entitled to participate in or receive any bonus or delay rental monies to be paid to Lessor under any oil, gas and/or mineral lease which may now be on or which may be hereafter made on said land, nor to join in the making and execution of any such future lease, but shall receive out of the royalty provided for under any such lease 1/16 part of all the oil, gas and/or other minerals produced thereunder during the time hereinabove specified.

Grantors herein also hereby expressly except from this conveyance, and retain unto themselves, their heirs and assigns, all of the improvements now situated on the land hereinabove described, and agree to remove at their own cost and expense all of said improvements from said land within ninety (90) days from date hereof.

This grant is made expressly subject to the rights of Lessee under an existing lease in favor of Houston Oil Company, as Lessee, for office location on said land.

WITNESS our hands, this 26th day of July, A.D. 1955.

Claud L. McGregor
(Claud L. McGregor)

Ester McGregor
(Ester McGregor)

Willie McGregor
(Willie McGregor)

F. R. McGregor
(F. R. McGregor)

William G. McGregor
(William G. McGregor)

Jewel McGregor
(Jewel McGregor)

Madie McGregor
(Madie McGregor)

H. L. McGregor
(H. L. McGregor)

Henry E. McGregor
(Henry E. McGregor)

August A. McGregor
(August A. McGregor)

Nancy McGregor
(Nancy McGregor)

Fannie McGregor
(Fannie McGregor)

Vivian Rose McGregor
(Vivian Rose McGregor)

O. W. McGregor
(O. W. McGregor)

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared Ester McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein

Given under my hand and seal of office, this the 2nd day of August, A. D. 1955.

Lorine Jones
Notary Public Nueces County, Texas

THE STATE OF TEXAS
COUNTY OF NUECES

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BEFORE ME, the undersigned authority, on this day

personally appeared Jewel McGregor

, wife of

F. R. McGregor

, known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,

and having the same fully explained to her, she, the said Jewel McGregor,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.



Philip D. McCulloch
Notary Public Nueces County, Texas
PHILIP D. MCCULLOCH

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared F. R. McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 26th day of July, A. D. 19 55.



Philip D. McCulloch
Notary Public Nueces County, Texas
PHILIP D. MCCULLOCH

THE STATE OF TEXAS
COUNTY OF NUECES

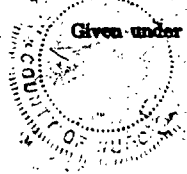
BEFORE ME, the undersigned authority, on this day

personally appeared H. L. McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.



Loring Jones
Notary Public Nueces County, Texas
LORING JONES

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared Rita McGregor

, wife of

H. L. McGregor

, known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,

and having the same fully explained to her, she, the said Rita McGregor,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Notary Public

Nueces

County, Texas

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared August A. McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Notary Public

Nueces

County, Texas

PHILIP D. McCULLOCH

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared Fannie McGregor

, wife of

August A. McGregor

, known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,

and having the same fully explained to her, she, the said Fannie McGregor,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Notary Public

Nueces

County, Texas

PHILIP D. McCULLOCH

THE STATE OF TEXAS
COUNTY OF NUNCES

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BEFORE ME, the undersigned authority, on this day

personally appeared Claud L. McGregor,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Philip D. McCulloch
Notary Public Nueces County, Texas

PHILIP D. MCCULLOCH

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared Willie McGregor, wife of
Claud L. McGregor, known to me to be the person whose name is sub-
scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,
and having the same fully explained to her, she, the said Willie McGregor,
acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2nd day of July, A. D. 19 55.

Philip D. McCulloch
Notary Public Nueces County, Texas

PHILIP D. MCCULLOCH

THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared William G. McGregor,
known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Philip D. McCulloch
Notary Public Nueces County, Texas

PHILIP D. MCCULLOCH



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THE STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, the undersigned authority, on this day

personally appeared Madie McGregor

, wife of

William G. McGregor

known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,
and having the same fully explained to her, she, the said Madie McGregor,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 2nd day of August, A. D. 19 55.

Lorine Jones
Notary Public Nueces County, Texas

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day

personally appeared Henry E. McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and

acknowledged to me that he executed the same for the purposes and consideration therein
expressed.

Given under my hand and seal of office, this the 28th day of July, A. D. 19 55.

Ruth Holmes
Notary Public Harris County, Texas

RUTH HOLMES
Notary Public in and for Harris County, Texas.
My commission expires June 2, 1957

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day

personally appeared Nancy McGregor

, wife of

Henry E. McGregor

known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband,

and having the same fully explained to her, she, the said Nancy McGregor,

acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same
for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 28th day of July, A. D. 19 55.

Ruth Holmes
Notary Public Harris County, Texas

RUTH HOLMES
Notary Public in and for Harris County, Texas.
My commission expires June 2, 1957

THE STATE OF TEXAS
COUNTY OF ~~WHEELER~~ *Nueces*

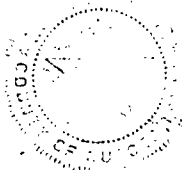
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BEFORE ME, the undersigned authority, on this day

personally appeared O. W. McGregor,

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the *1st* day of *August*, A. D. 19 *55*.



Philip D. McCulloch
Notary Public ~~Wheeler~~ *Nueces* County, Texas
PHILIP D. McCULLOCH

THE STATE OF TEXAS
COUNTY OF ~~WHEELER~~ *Nueces*

BEFORE ME, the undersigned authority, on this day

personally appeared Vivien Rose McGregor

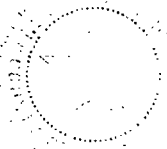
, wife of

O. W. McGregor

, known to me to be the person whose name is sub-

scribed to the foregoing instrument, and having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Vivien Rose McGregor, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the *1st* day of *July*, A. D. 19 *55*.



Philip D. McCulloch
Notary Public ~~Wheeler~~ *Nueces* County, Texas
PHILIP D. McCULLOCH

G.P. #69,686
F.M.C.C.

438192

WARRANTY DEED

Ester McGregor, a widow, et
al.

to

Suntide Refining Co., a
corporation.

FILED FOR RECORD
NUECES COUNTY, TEXAS

1955 AUG 3 11 2 59

MRS HENRY E. AUGER
COUNTY CLERK

5-00
WHEN RECORDED RETURN TO

County Title & Tax

P.D. Box 2020

Corpus Christi, Texas

RECORDED the *4* day of *Aug.* A. D. 19*55* at *10:30* o'clock *A.M.*