

Bishop Subdivision of the Weil Ranch in said County. TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said John Hancock Mutual Life Insurance Company, a corporation, its successors and assigns, forever, so that neither I nor my heirs, nor any person or persons claiming under me shall, at any time hereafter, have claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof. WITNESS my hands this 3rd., day of March, A. D. 1937.

C. E. LANE.

STATE OF TEXAS)

COUNTY OF BEXAR)

BEFORE ME, the undersigned authority, on this day personally appeared C.E. Lane, a single man, 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 3d day of March, A. D. 1937.

(Bexar Co., Tex. L.S.)

Grace McIlvaine, Notary Public, Bexar County, Texas.

ENDORSED: Filed for record at 10:54 o'clock A. M. Oct. 12, 1937, Henry E. Gouger, Clerk, County Court, Nueces Co., Tex. By L. P. Fritz, Deputy.

RECORDED: The 12 day of Oct. A. D. 1937, at 1:50 o'clock P. M. in Vol. 233 on pages 443-44.

Henry E. Gouger, County Clerk. By *Clarence L. Fritz*

Deputy.

DEED

No. 120330

STATE OF TEXAS)

COUNTY OF NUECES)

SS.

KNOW ALL MEN BY THESE PRESENTS: That on this 13th day of September,

1937, Barnsdall Oil Company, a Delaware corporation, duly qualified and authorized to do business in the State of Texas, herein called "Grantor," in consideration of Twenty-one Thousand Three Hundred Seventy-two and 48/100 Dollars (\$21,372.48) and other good and valuable considerations, the receipt of which is hereby acknowledged, does grant, sell and convey unto Barnsdall Pipe Line Company, a Delaware corporation, duly qualified and authorized to do business in the State of Texas, herein called "Grantee," all of the following described property situated in the County of Nueces, State of Texas, to-wit: TRACT NO. 1: All of that 87.22 acre tract of land hereinafter described more particularly in Exhibit "A" hereto attached and made a part hereof; TRACT NO. 2: All of that 3.17 acre tract more particularly described in Exhibit "A" hereto attached and made a part hereof; TRACT NO. 3: All of that 36.34 acre tract more particularly described in Exhibit "A" hereto attached and made a part hereof. TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances thereto unto the said Grantee, its successors and assigns, forever, subject, however, to the following: (1) A lease contract between Barnsdall Oil Company and Barnsdall Refining Corporation dated April 1, 1937, covering the above premises, except a 14.74 acre tract out of Tract No. 1, which lease contract Grantee hereby assumes and agrees to perform, it being understood that all the rights of Grantor herein under said contract are hereby conveyed. (2) A Deed of Trust from Grantor to J. A. Platt, Trustee, dated February 10, 1937, covering Tract No. 1 above, and a vendor's lien reserved by West Securities Company in a deed to Grantor herein of the same date, which Deed of Trust, Vendor's Lien and the notes and indebtedness secured thereby, Grantee, by the acceptance of this Deed, hereby assumes and agrees to pay. (3) A Vendor's Lien covering Tract No. 3 above, retained by Guaranty Title & Trust Company in that certain deed by said Company to Grantor herein, dated February 23, 1937, which Vendor's Lien and the notes and indebtedness secured thereby Grantee herein, by the acceptance of this Deed, hereby assumes and agrees to pay. (4) A Deed of Trust covering Tract No. 2 above, from Moe Leven to H. E. Baldwin, Trustee, dated November 14, 1936, and a Vendor's Lien of the same

PLAINTIFF'S EXHIBIT

SUN-226

233 / 444

date, retained by Guaranty Title & Trust Company, Trustee, which Deed of Trust and Vendor's Lien and the notes and indebtedness secured thereby Grantee herein, by the acceptance of this Deed, hereby assumes and agrees to pay. (5) A reservation of a one-sixteenth (1/16) royalty on Tract No. 1 herein, made by West Securities Company in that certain deed from said Company to Grantor herein, dated February 10, 1937. (6) An Easement ^{option} in favor of Moe Leven created by that certain agreement between Moe Leven and Grantor herein, dated February 3, 1937, covering a portion of the above described land. (7) An Easement Agreement executed by Guaranty Title & Trust Company, Trustee, in favor of Coastal Pipe Line Company, dated April 25, 1932, recorded in Vol. 205, page 221, covering a portion of Tract No. 3. (8) The terms, conditions and stipulations of that certain deed from Nueces County Navigation District No. 1 to Guaranty Title & Trust Company, Trustee, dated November 24, 1933, recorded in Vol. 210, at Page 12 of the Deed Records of Nueces County, Texas. (9) A right-of-way grant from Grantor to Humble Pipe Line Company, dated April 26, 1937 covering a portion of the above described premises. IN TESTIMONY WHEREOF, Grantor has caused its name to be written and its seal to be affixed by its duly authorized officers on the day and year first above written.

(CORP. SEAL)

BARNSDALL OIL COMPANY

ATTEST: C. J. Deeley, Asst. Secretary.

By L. D. Messner, Vice President.

(I.R. S. \$21.50 B.O.Co. by J.M.F.
9-13-37)

STATE OF OKLAHOMA)
 : SS.
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, on this day personally appeared L. D. Messner, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the Vice President of Barnsdall Oil Company, a corporation, and acknowledged to me that he executed said instrument for the purposes and consideration therein expressed, and as the act of said corporation. GIVEN under my hand and seal of office this 13th day of September, 1937.

(State of Okla. L.S.)

C. B. Rowe, Notary Public

My Commission Expires: Oct. 27, 1938.

EXHIBIT "A"

TRACT NO. 1: All that certain tract of land conveyed by West Securities Company to Barnsdall Oil Company by deed dated February 10, 1937, which was filed for record February 24, 1937, and described as follows: BEGINNING at a cedar post, the north corner of the P. W. Humphrey 100-acre tract, the west corner of the P. W. Humphrey 29-acre tract and the east corner of the J. Benton Johnson 40-acre tract, for the north corner of this tract; THENCE S. 58° 45' E., with the northeast boundary line of said Humphrey 100-acre tract and southwest boundary line of said Humphrey 29-acre tract, 1275.87 feet to an iron bar in the northwest boundary line of a public road known as Nueces Bay Boulevard, for the east corner of this tract, whence the east corner of said Humphrey 100-acre tract and south corner of said Humphrey 29-acre tract, in the center of said Nueces Bay Boulevard, bears S. 58° 45' E. 40 feet; THENCE S. 31° 15' W., with said northwest boundary line of Nueces Bay Boulevard, parallel with and 40 feet distant, measured at right-angles to the northwestward, from the southeast boundary line of said Humphrey 100-acre tract, 2616.42 feet to a cedar post, the east corner of a tract of land, known as the Minnie T. Meuly tract, out of said Humphrey 100-acre tract, for a south corner of this tract; THENCE N. 58° 45' W., with the northeast boundary line of said Minnie T. Meuly tract, 650 feet to an iron pipe, the north corner of said Minnie T. Meuly tract, for a corner of this tract; THENCE S. 31° 15' W., with the northwest boundary line of said Minnie T. Meuly tract, 892.13 feet to an iron pipe in the southwest line of said Humphrey 100-acre tract and northeast boundary line of a

tract now subdivided and known as Baymoor Addition, the west corner of said Minnie T. Meuly tract, for a south corner of this tract; THENCE N. 55° 53' W., with the southwest boundary line of said Humphrey 100-acre tract and northeast boundary line of said Baymoor Addition, 642.19 feet to a cedar post, the west corner of said Humphrey 100-acre tract and south corner of a tract known as the Compton tract, for the west corner of this tract; THENCE N. 31° 45' 45" E., with the northwest boundary line of said Humphrey 100-acre tract and southeast boundary line of said Compton tract and of said J. Benton Johnson tract, 3276.5 feet to the place of beginning, containing an area of 87.22 acres, Nueces County, Texas; being one of the tracts of land conveyed to South Texas Lumber Company by Sewall Myer, Administrator de bonis non with the will annexed of the Estate of R. E. Brooks, deceased, by deed dated January 29th, 1935, recorded in Volume 212, on pages 618-620, of the Deed Records in the office of the County Clerk of Nueces County, Texas, to which deed and the record thereof reference is here made for all purposes. (EXHIBIT "A" (Cont.))

TRACT NO. 2: A tract of land containing 3.17 acres, more or less, out of what is known as the P. W. Humphrey 29-acre tract. Said tract of land is situated in Nueces County, Texas, about 1-1/2 miles West of the County Courthouse, which said 3.17 acres is described by metes and bounds as follows, to-wit: BEGINNING at a point in the southwest boundary line of the P. W. Humphrey 29-acre tract and northeast boundary line of the P. W. Humphrey 100-acre tract, the south corner of a 1.86 acre tract out of said Humphrey 29-acre tract, conveyed by the Guaranty Title & Trust Company, Trustee, to Mrs. Mary E. Blucher by deed dated March 5, 1934, as of record in the Deed Records of Nueces County, Texas, in Volume 210 at page 149, for the west corner of this tract, whence a cedar post, the west corner of said Humphrey 29-acre tract and of said Blucher 1.86-acre tract, and north corner of said Humphrey 100-acre tract, bears N. 58° 45' W. 176.20 feet; THENCE N. 31° 15' E. with the southeast boundary line of said Blucher 1.86-acre tract, 100 feet, more or less, to a point in the southwest boundary line of the right-of-way of the San Antonio, Uvalde & Gulf Railroad for the north corner of this tract; THENCE in a southeasterly direction with said southwest boundary line of the right-of-way of the San Antonio, Uvalde & Gulf Railroad, 1100 feet, more or less, to a point in the northwest boundary line of a public road known as Nueces Bay Boulevard for the east corner of this tract, being 40.00 feet distant to the northwestward, measured at right angles, from the southeast boundary line of said Humphrey 29-acre tract; THENCE S. 31° 15' W. with the said northwest boundary line of Nueces Bay Boulevard and parallel with said southeast boundary line of the Humphrey 29-acre tract, 155 feet, more or less, to an iron pipe, the east corner of an 87.22-acre tract out of said Humphrey 100-acre tract, for the south corner of this tract, whence the south corner of said Humphrey 29-acre tract and east corner of said Humphrey 100-acre tract, bears S. 58° 45' E. 40.00 feet; THENCE N. 58° 45' W. with said southwest boundary line of the Humphrey 29-acre tract and northeast boundary line of the Humphrey 100-acre tract, 1099.67 feet to the place of beginning; containing an area of 3.17 acres, more or less.

TRACT NO. 3: 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 portion of a tract of land known as the P. W. Humphrey 29-acre tract, conveyed by H. L. Kinney to P. W. Humphrey on October 11, 1850, as of record in the Deed Records of Nueces County, Texas, in Vol. D at page 503, and a portion of Survey No. 708, made for W. H. Gill, embracing 1,000 acres of submerged land under the waters of Nueces Bay, the portion included in this survey being a part of that portion of said Survey No. 708 patented to the Nueces County Navigation District No. 1 by the (EXHIBIT "A" (CONT.)) State of Texas on December 1, 1909, as of record in the Deed Records of Nueces County, Texas, in Vol. 192 at page 579. Said tract is situated in Nueces County, Texas, about 1 1/2 miles N. 70° W. from the Court House and was made for the Guaranty Title & Trust Company: BEGINNING at an iron bar set at the point of intersection of the northeast boundary line of the right-of-way of the San Antonio, Uvalde & Gulf Railroad, with the southeast boundary line of a tract of land conveyed by the Guaranty Title & Trust Company, Trustee, to Mary E. Blucher

by deed dated March 5, 1934, as of record in the Deed Records of Nueces County, Texas, in Vol. 210 at page 149, for the west corner of this survey, whence a cedar post, the west corner of the P.W. Humphrey 29-acre tract and north corner of the P.W. Humphrey 100-acre tract, bears S. 31° 15' W. 200.56 feet and N. 58° 45' W. 176.20 feet; THENCE N. 31° 15' E., with said southeast boundary line of the Mary E. Blucher tract, 1393.23 feet to a 2-inch by 4-inch pine stake in the established bulkhead line along the southwest side of the ship channel of the Nueces County Navigation District No. 1, the east corner of said Mary E. Blucher Tract, for the north corner of this survey; THENCE S. 66° 11' 30" E., with said bulkhead line, 1109.00 feet to a 2-inch by 4-inch ^{pine} stake set in the line of a northeasterly prolongation of the northwest boundary line of Nueces Bay Boulevard, a public road, for the east corner of this survey; THENCE S. 31° 15' W., along said prolongation of the northwest boundary line of Nueces Bay Boulevard, 1481.79 feet to an iron bar set in the curved northeast boundary line of said right-of-way of the San Antonio, Uvalde & Gulf Railroad, for the south corner of this survey, whence the south corner of said P. W. Humphrey 29-acre tract and east corner of said P.W. Humphrey 100-acre tract bears S. 31° 15' W. 255.61 feet and S. 58° 45' ^{E.} 40.00 feet; THENCE in a northwesterly direction with said northeast boundary line of railroad right of way, curve right along a circular curve of 5679.65 feet radius 220.40 feet to an iron bar set for the ending point of said curve and the beginning point of a straight course, the radius of said curve at its point of beginning having a bearing of N. 26° 23' 06" E. and at its point of ending a bearing of N. 28° 36' 30" E. Thence Continuing along said northeast boundary line of railroad right of way, N. 61° 23' 30" W. 880.69 feet to the place of beginning; CONTAINING 36.34 acres; together with all the rights, title, interest, claim and demand acquired by Lessor herein under and by virtue of that certain deed from Nueces County Navigation District No. 1 to Guaranty Title & Trust Company, Trustee, et al, dated November 24, 1933, recorded in Vol. 210, page 12, Deed Records of Nueces County, Texas, to which reference is here made, insofar as, but only insofar as the above described property, or any portion thereof, is concerned.

ENDORSED: FILED FOR RECORD AT 2:40 o'clock P. M. Oct. 9, 1937, Henry E. Gouger, Clerk, County Court, Nueces Co., Tex. By L. P. Fritz, Deputy.

233

RECORDED: The 13 day of Oct. A. D. 1937, at 10:10 o'clock A. M. in Vol./on pages 444-47. Henry E. Gouger, County Clerk. By *Claudia M. Pope* Deputy.

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No. 120349

THE STATE OF TEXAS) KNOW ALL MEN BY THESE PRESENTS: That I, Ed. Duncan of the County of
COUNTY OF NUECES) Nueces, State of Texas for and in consideration of the sum of Eight
Hundred Seventy Five and No/100 (\$875.00) Dollars, to me paid, and secured to be paid, by Isaac
Neece as follows: One Hundred Fifty Dollars (\$150.00) cash and one note being in the principal
sum of Seven Hundred Twenty Five Dollars (\$725.00) due in installments of Two Hundred Dollars
(\$200.00) each. Each installment being due on the 8th of October 1938 and a like installment on
each and every calendar year thereafter until the entire indebtedness shall have been paid in
full. Bearing interest from date at the rate of 7% per annum and providing for ten per cent
additional on the amount of principal and interest then due as attorney's fees if placed in the
hands of an attorney for collection or in case suit is brought on same; and failure to pay said
notes or any of the installments of interest when due, shall at the option of the holder mature
said note. Said note be fully described in Deed of Trust of even date to which reference is here-
by made, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto
the said Isaac Neece of the County of Nueces, State of Texas, all that certain TRACT-Known as
Tract #2; Being the north-eastern five acres of the south-western ten acres of Lot 8 in Section