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DEED

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PLAINTIFF'S EXHIBIT

SUN-194

THE STATE OF TEXAS }
COUNTY OF NUECES } KNOW ALL MEN BY THESE PRESENTS:

That I, J. PATRICK McGLOIN, Trustee, of Nueces County, Texas, for and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash and other good and valuable consideration to me in hand paid by SUNTIDE REFINING COMPANY, a Delaware corporation, the receipt all of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Suntide Refining Company, the following described tract or parcel of land situated in Nueces County, Texas, to-wit:

A tract of land containing 1.262 acres, situated in Nueces County, Texas, about 9 miles N. 75° W. from the County Courthouse, being designated Tract 4 out of the Amado Cardona 20 acre tract (actually 20.190 acres, being the west half of the former Isaiah Clayton 40 acre tract). Said tract 4 is a part of Survey No. 421, made for F. W. Shaeffer by virtue of Land Scrip No. 1/1047, issued to Beatty, Seale and Norwood, and patented to F. W. Shaeffer, Patent No. 217, Volume 35, Abstract No. 572, and embraces a strip of land 48.27 feet wide, being the west 1.262 acres of the east 7.571 acres of said Cardona 20 acre tract and being more particularly described by metes and bounds, as surveyed, as follows:

BEGINNING at a 1 inch iron pipe set flush with the ground in the north boundary line of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and south boundary line of the northeast portion of a tract known as the McCampbell and Shaeffer 356 acre tract, the northeast corner of a 1.262 acre tract designated Tract 3, out of said Cardona 20 acre tract, for the northwest corner of this tract, whence an old ebony post, the northwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and a corner of said McCampbell and Shaeffer tract, bears S. 89° 56' 20" W. 503.71 feet;

THENCE N. 89° 56' 20" E. with said north boundary line of Cardona 20 acre tract and of Isaiah Clayton 40 acre tract and south boundary line of northeast portion of McCampbell and Shaeffer tract, 48.27 feet to a 1 inch iron pipe, set flush with the ground, the northwest corner of a 1.261 acre strip of land, designated Tract 5, out of said Cardona 20 acre tract, for the northeast corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the northeast corner of said Cardona 20 acre tract and northwest corner of the former Wm. Singer 20 acre tract (now in the name of Conrad M. Blucher), bears N. 89° 56' 20" E. 235.84 feet;

THENCE S. 0° 24' 00" E. with the west boundary line of said Tract 5, being parallel with and 235.83 feet westerly, measured at right angles, from the east boundary line of said Cardona 20 acre tract and west boundary line of said former Singer 20 acre tract, 1143.25 feet to a 1 inch iron pipe, set flush with the ground, in the south boundary line

of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and north boundary line of an 8 acre tract formerly owned by Maria Thompson (now in the name of Conrad M. Blucher), the southwest corner of said Tract 5, for the southeast corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the southeast corner of said Cardona 20 acre tract and southwest corner of said former Singer 20 acre tract, bears S. 79° 25' 50" E. 240.23 feet;

THENCE N. 79° 25' 50" W., with said south boundary line of Cardona 20 acre tract and of Isaiah Clayton 40 acre tract and north boundary line of former Maria Thompson 8 acre tract, 49.17 feet to a 1 inch iron pipe set flush with the ground, the southeast corner of said Tract 3, for the southwest corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, in the east boundary line of the southwest portion of said McCampbell and Shaeffer 356 acre tract, the southwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and northwest corner of said former Maria Thompson 8 acre tract, bears N. 79° 25' 50" W., 519.22 feet;

THENCE N. 0° 24' 00" W., with the east boundary line of said Tract 3, being parallel with and 284.10 feet westerly, measured at right angles from said east boundary line of Cardona 20 acre tract and west boundary line of former Singer 20 acre tract, 1134.18 feet to the PLACE OF BEGINNING.

Containing an area of 1.262 acres.

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 Company, its successors and assigns, forever. And I do hereby bind myself, my successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises unto the said Suntide Refining Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance of said property is made expressly subject to any restrictive covenants and easements now outstanding of record in Nueces County, Texas.

WITNESS MY HAND this 9th day of October, 1974.

P. Patrick McGloin

P. Patrick McGloin, Trustee

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THE STATE OF TEXAS }

COUNTY OF NUECES }

BEFORE ME, the undersigned authority, on this day personally appeared J. PATRICK McGLOIN, 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 and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of October, 1974.

Esperanza D. Guerra
NOTARY PUBLIC in and for
Nueces County, T E X A S

ESPERANZA G. GUERRA
Notary Public, in and for Nueces County, Texas
My Commiss on Expires June 1, 19 75

STATE OF TEXAS }
COUNTY OF NUECES }
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Nueces County, Texas, as stamped hereon by me, on

JUL 11 1980

Marion Hettinger
COUNTY CLERK,
NUECES COUNTY, TEXAS

FILED FOR RECORD
JUL 11 12 47 PM '80
COUNTY CLERK NUECES COUNTY TX

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