

ENDORSED: C.F.No. 20,986 ASSIGNMENT OF LEASEHOLD ESTATE W. Earl Shanley et ux To Dean E. Edl
FILED FOR RECORD AT 4:36 o'clock P. M. Sep. 1, 1943, Mrs. Henry E. Gouger, Clerk, County Court
Nueces County, Texas by Ray S. Carney, Deputy.

RECORDED: The 15th day of September, A. D. 1943, at 2:10 o'clock P. M. Vol. 291 pages 493-500
Mrs. Henry E. Gouger, County Clerk, by *John J. Smith* Deputy

* O O O O O O *

No. 188378

THE STATE OF TEXAS :

COUNTY OF NUECES : WHEREAS, the last will of Ella Marie (E.M.) Beyette, late of said county, was duly admitted to probate in Cause No. 3931 of the County Court Of Nueces County, Texas, and Annetta Goodridge Keeton was appointed and did qualify as Independent Executrix of said will; and the Sixth (6th) paragraph of said will bequeathed the property described below to Edna Beyette Goodridge, wife of Harry Goodridge: Now, Therefore, I, ANNETTA GOODRIDGE KEETON, Independent Executrix of the Estate Of Ella Marie Beyette, Deceased, in consideration of the direction of the will of said Ella Marie Beyette, have bargained, sold and conveyed, and by these presents do bargain, sell and convey unto EDNA BEYETTE GOODRIDGE, wife of Harry Goodridge, as a part of her separate property and estate, all of the property situated in Nueces County, Texas, that is known and described as: Lots Nine And Ten (9 & 10) in Block Twenty-Nine (29) of the Original Town Of Robstown, Nueces County, Texas, as shown by the map of said town on file and of record in the office of the County Clerk of Nueces County, Texas; and all improvements thereon; which belonged to said Deceased at the time of her death, together with all and singular the rights and appurtenances thereto in any wise appertaining; to have and to hold, all and singular, the premises above mentioned unto the said Edna Beyette Goodridge, her heirs and assigns, forever.
Witness My Hand, this the 25th day of August, 1943.

Annetta Goodridge Keeton, Ind. Exec.

(Annetta Goodridge Keeton , Independent Executrix) Of The Estate of Ella Marie Beyette, Deceased.

State Of Texas :

County of Nueces : Before Me, the undersigned authority, on this day personally appeared ANNETTA GOODRIDGE KEETON, INDEPENDENT EXECUTRIX OF THE ESTATE OF ELLA MARIE BEYETTE, DECEASED, known to me to be the person whose name is subscribed to the foregoing instrument and she acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated. GIVEN under my hand and seal of office, this the 25th day of August, 1943.

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

E. B. Grimes, (E. B. Grimes)

Notary Public, Nueces County, Texas.

ENDORSED: Estate of Ella Marie Beyette, Deceased TO Edna Beyette Goodridge DAED BY EXECUTRIX
FILED FOR RECORD AT 3:00 o'clock A. M. Sep. 2, 1943, Mrs. Henry E. Gouger, Clerk, County Court,
Nueces County, Texas by L. P. Fritz, Deputy.

RECORDED: The 15th day of September, A. D. 1943, at 2:30 o'clock P. M. Vol. 291 page 500, Mrs.
Henry E. Gouger, County Clerk, by *John J. Smith* Deputy

* O O O O O O *

No. 188378

DEED

STATE OF TEXAS :

COUNTY OF NUECES : KNOW ALL MEN BY THESE PRESENTS: That BARCO OIL COMPANY, a Delaware corporation, hereinafter called "Grantor", acting herein through its duly authorized officers, for and in consideration of three hundred thousand dollars (\$300,000.00) cash to it paid by

BARNSDALL OIL COMPANY, receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto BARNSDALL OIL COMPANY, a Delaware corporation, of Tulsa, Oklahoma, hereinafter called "Grantee", all of Grantor's right, title, interest and estate in and to the following described land in Nueces County, State of Texas, to-wit: TRACT NO. 1. All of the portion of a certain tract of land conveyed by West Securities Company to Barnsdall Oil Company by deed dated February 10, 1937, filed for record February 24, 1937, and appearing of record in Vol. 228, at pages 153-156, of the Deed Records of Nueces County, Texas, which is included within the following description: 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 the 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 the said Northwest boundary line of Nueces Bay Boulevard parallel with and forty (40) feet distant, measured at right angles to the northwest and from the southeast boundary line of said Humphrey 100 acre tract 2254.42 feet to a stake in the northwest boundary line of said Nueces Bay Boulevard; Thence North 59° 43' 34" West 1293.79 feet to a stake in the northwest line of the P. W. Humphrey 100 acre tract, said stake lying 1,000 feet North 31° 41' 45" East from a cedar post at the west corner of said Humphrey 100 acre tract; Thence North 31° 41' 45" East 2275.50 feet with the northwest boundary line of said Humphrey 100 acre tract to the point of beginning. 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 Court House, 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 1.96 acre tract out of said Humphrey 29 acre tract, conveyed by the Guaranty Title & Trust Company, Trustee, to Mrs. Mary E. Fletcher 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 Fletcher 1.96 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 Fletcher 1.96 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 the 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 southwest 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 the said southeast boundary line of the Humphrey 29 acre tract, 180 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, 1094.67 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 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 State of Texas on May 7, 1930 as of record in the deed records of Nueces County, Texas, in Vol. 192, at Page 579. Said survey is situated in Nueces County, Texas, about 1-1/2 miles N. 70° W. from the Courthouse 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 the 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, 1593.23 feet to a 2 inch by 5 inch pine stake in the establish 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 survey, 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' 05" 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 right, title, interest, claim and demand appurtenant unto the above described land by reason of that certain deed from Nueces County Navigation District No. 1 to Guaranty Title & Trust Company, Trustee, et al., dated November 24, 1933, recorded Vol. 210, Page 12, Deed Records of Nueces County, Texas, to which reference is here made, in so far as, but only in so far as, the above described property or any portion thereof is concerned. Grantor acquired its title to said land by deed of conveyance from Barnsdall Oil Company, of date February 9, 1942, filed for record February 16, 1942, and recorded on February 25, 1942, at 1:30 o'clock P. M., in Vol. 277, at Pages 369-372, of the Deed Records of Nueces County, Texas, to which deed reference is here made for the character of its title to said land and the extent of its rights therein and use thereof; and grantor represents and covenants that it is still the owner of all of the right, title, interest and estate in said land vested in this grantor by the terms of said conveyance. It is grantor's intention, in and by this deed of conveyance, to convey to, and revest in, the grantee, Barnsdall Oil Company, all of the right, title, interest and estate in and to said land which it acquired from said Barnsdall Oil Company by the aforesaid deed of February 9, 1942, and to convey said land to the grantee free and clear of all mortgages or encumbrances. This deed of conveyance also covers and includes

all, and all manner of, improvements, buildings, structures, facilities, mechanical devices, pipe lines, equipment and property now on said land and now owned by the grantor, whether acquired or placed thereon by grantor before or after its acquisition of said land by the aforesaid deed of February 9, 1942, including, without limitation upon the generality of the foregoing, the dock or wharf located on said premises at the south bulkhead of the ship channel, together with the dock approach and all piers and pier clusters, dolphins, davits, catwalks and runways, and all dock facilities, loading lines and loading equipment, and all hose lines, connections and mechanical devices and facilities owned by the grantor, and employed at said dock in the loading and unloading of vessels, including specifically all fuel oil, distillate and gasoline lines, and all other loading lines owned by grantor, leading from said dock to the pump assembly, together with all of grantor's pumps, with their motors and connections and fittings and equipment used in the operation of said pumps, loading lines and dock facilities. This deed also covers and includes the grantor's frame office building, gate watchman's house, two water cooling towers, the spur track and loading rack constructed on said premises by grantor, the fresh water line, ballast line and ballast separating pits, and all other lines and connections on said premises, buried or unburied, which belong to grantor, (save and except only the salvage rights reserved to grantor as hereinafter provided) and all other property and equipment located on said land on the date of this conveyance, and belonging to grantor, and whether or not expressly enumerated herein or of the kinds expressly enumerated. This conveyance does not include certain property and equipment on said premises which is, and is hereby recognized to be, already owned by the grantee, Barnsdall Oil Company, viz: One small frame office building, one 20" loading line leading from certain of Barnsdall Oil Company's storage tanks on its adjacent tank farm to its pump located on the premises hereby conveyed, one Gould pump, with electric motor, together with 12" loading line leading from said pump to the dock, with its hose connections at the dock, and one 4" return line leading from said dock to Barnsdall Oil Company's tank farm adjoining the premises herein conveyed on the South. This conveyance does not cover nor include, and there is expressly excluded from the operation of this deed, because not owned by grantor, the following equipment and property located on said land: (a) A 6" main pipe line belonging to Barnsdall Pipe Line Company leading from Placedo, Texas, to Barnsdall Oil Company's tank farm adjoining the premises herein conveyed on the South, and traversing a portion of the premises covered by this conveyance. (b) Two (2) Heine Boilers, of approximately 260 H. P. each, and one 10,000-barrel casinghead storage tank which, together with the connections thereon, belong to Defense Plants Corporation. (c) Certain loading lines, belonging to Pontiac Refining Corporation, leading from the Pontiac refinery premises across the premises covered by this deed to the dock, together with the connections on said lines, and the hose and loading equipment of Pontiac Refining Corporation at said dock; also three (3) wooden stave treating tanks of approximately 250 barrels each, and two (2) horizontal steel treating tanks, approximately 5' x 12' in size, belonging to Pontiac Refining Corporation. (d) All pipe lines and connections not owned by grantor, but laid or owned by various other companies and corporations on and across said premises, by virtue of right of way grants of record, or easements established on the premises with the knowledge and consent of grantor, or its predecessors in title, and all without specific enumeration. (e) All equipment or property not owned by the grantor which may be on said land on the date of this conveyance, and whether or not specifically enumerated and excluded from this grant. There is excluded from this conveyance, and grantor retains the right to salvage for its own account, the water effluent line and all other pipe lines, fittings and connections on said premises belonging to grantor, whether buried or on the surface, which are not part or parcel of, or in any way connected with, or useful in the operation of, the fresh water line or ballast

line, or the loading lines leading from the pump assembly to the dock, as above described, but the salvage right so retained by grantor shall not apply to any part of the pump assembly, or the pumps, and electric motors or connections, or any of the loading lines or their connections, or the loading and dock facilities, or to any other property or equipment herein specifically conveyed but only to idle, disconnected or unused lines forming no part of any such facilities. TO HAVE AND TO HOLD the above described lands and premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto the said BARNSDALL OIL COMPANY, its successors and assigns, forever, and grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said lands and premises unto the said BARNSDALL OIL COMPANY, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under the grantor; subject, however, all and singular, to the reservations and exceptions in the aforesaid deed of February 9, 1942, made and contained, and subject to the following: (a) A reservation of one-sixteenth (1/16th) royalty in that certain deed from West Securities Company to Barnsdall Oil Company, covering Tract No. 1, which said deed is dated February 10, 1937. (b) Various rights of way as appear of record or are established on the premises with the knowledge and consent of Grantor, or its predecessors in title. (c) The rights established in Barnsdall Pipe Line Company, Pontiac Refining Corporation, Pontiac Pipe Line and Export Company and Pontiac Terminal Company under a certain agreement between Barnsdall Oil Company and Moe Leven, dated February 8, 1937, filed for record on August 18, 1937, and appearing of record in Vol. 233, at Page 63, of the Deed Records of Nueces County, Texas, and unrecorded agreement pursuant thereto, dated November 9, 1937. Grantor covenants that all taxes for 1942 and all prior years have been paid, and that it will pay seven-twelfths (7/12) of the 1943 taxes, the grantee to pay the remaining five-twelfths (5/12) of said 1943 taxes. IN WITNESS WHEREOF, Bareco Oil Company has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed and attested by its Secretary at Tulsa, Oklahoma, on this 2nd day of August, 1943.

(Corp. Seal)

BARECO OIL COMPANY

By O. L. Cordell, President

ATTEST:

C. E. Votrian

Secretary

O. K. M. D. K.

(IRS #224.40 BOC 8-31-43)

STATE OF OKLAHOMA

SS.

TULSA COUNTY Before me, Marie B. Daugherty, a Notary Public within and for said County and State, on this day personally appeared O. L. CORDELL, known to me to be the person whose name is subscribed to the foregoing instrument, and known to me to be the President of BARECO 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 2nd day of August, 1943.

(State of Okla. L.S.)

Marie B. Daugherty

(My commission expires: June 18, 1947)

Notary Public

ENDORSED: FILED FOR RECORD AT 8:00 o'clock A. M. Sep. 2, 1943, Mrs. Henry E. Gouger, Clerk, County Court, Nueces County, Texas by L. P. Fritz, Deputy.

RECORDED: The 16th day of September, A. D. 1943, at 8:35 o'clock A. M. Vol. 291 pages 500-504, Mrs. Henry E. Gouger, County Clerk, by *John J. Hauer* Deputy

* O O O O O O O *

No. 188374

THE STATE OF TEXAS

COUNTY OF NUECES KNOW ALL MEN BY THESE PRESENTS: THAT W. H. Renfrow of the County of