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PONTIAC REFINING CORP.

to

SOUTHWESTERN OIL & REFINING
COMPANYFILED FOR RECORD
NUECES COUNTY, TEXAS

1944 DEC 2 AM 10 15

MRS. HENRY E. DOUGER

DEED

VOL 1863 PAGE 551

LAW OFFICE

DAVID M. COOPER

JONES BUILDING

CANTON CHURCH, TEXAS

RECORDED the 4 day of Dec. A. D. 1944 at 8:40

MR. HENRY E. DOUGER, County Clerk, by *John Mathews*

THE STATE OF TEXAS

COUNTY OF NUECES

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KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid to it by SOUTHWESTERN OIL & REFINING COMPANY, a Texas corporation, the receipt of which is hereby acknowledged and confessed, PONTIAC REFINING CORP., a Texas corporation, hereinafter called "Grantor", has Granted, Sold and Conveyed and by these presents does Grant, Sell and Convey, unto the said Southwestern Oil & Refining Company, a Texas corporation, hereinafter called "Grantee", all of Grantor's UNDIVIDED ONE-HALF INTEREST in and to the following described property, it being the intention of this instrument to convey all interest owned by Grantor in said property, lying and being situated in Nueces County, Texas, to-wit:

Being a tract containing 3.28 acres of land and being a portion of the P. W. Humphrey 29 acre tract and a portion of the P. W. Humphrey 100 acre tract, and also being a portion of a 4.91 acre tract heretofore conveyed by Barnsdall Oil Company to Southwestern Oil & Refining Company and Pontiac Refining Corp., by deed dated April 25, 1947, and of record in Volume 365, at page 315 of the Deed Records of Nueces County, Texas; the tract herein conveyed being situated about 1 1/2 miles westerly of the County Court House and being more particularly described by metes and bounds as follows, to-wit:

Beginning at a one inch iron pipe in concrete, same being the East corner of said 4.91 acre tract and the North corner of a 5.37 acre tract known as the Barnsdall Oil Company Ballast Pit tract, for the East corner of this tract;

Thence South 27 degrees 34 minutes 30 seconds West, with the Southeast boundary line of said 4.91 acre tract and the Northwest boundary line of said 5.37 acre Ballast Pit tract, at 135.48 feet pass the Southwest boundary line of said Humphrey 29 acre tract and the Northeast boundary line of said Humphrey 100 acre tract, in all a distance of 226.49 feet to a one inch iron pipe, for the South corner of this tract;

Thence North 58 degrees 18 minutes 15 seconds West, a distance of 681.48 feet to a one inch iron pipe, for the West corner of this tract;

Thence North 31 degrees 41 minutes 45 seconds East, a distance of 159.98 feet to a one inch iron pipe for an inside corner of this tract;

Thence North 61 degrees 23 minutes 30 seconds West, a distance of 87.38 feet to a one inch iron pipe set in the Southeast boundary line of a 5.78 acre tract heretofore conveyed by Carl F. K. v. Blucher et al to Pontiac Refining Corp. and Southwestern Oil & Refining Company, by deed dated March 1, 1949, of record in Volume 433, at page 89 of the Deed Records of Nueces County, Texas, for a corner of this tract;

Thence North 31 degrees 15 minutes East, along the Southeast boundary line of said 5.78 acre Blucher tract a distance of 30.03 feet to a one inch iron pipe in concrete set in the Southwest boundary line of right of way of the San Antonio, Uvalde & Gulf Railroad, for the North corner of this tract;

Thence South 61 degrees 23 minutes 30 seconds East, along said Southwest boundary line of right of way of the San Antonio, Uvalde & Gulf Railroad a distance of 753.79 feet to a one inch iron pipe in concrete, the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto belonging, unto the said Grantee, its successors and assigns, forever.

And Grantor hereby binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular said UNDIVIDED ONE-HALF INTEREST in and to said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor and not otherwise.

This conveyance is subject to all instruments of record affecting this property and the provisions thereof, and specifically, but not limited to the following:

(a) Instrument dated April 25, 1947 between Barnsdall Oil Company and Southwestern Oil & Refining Company and Pontiac Refining Corp., recorded in Vol. 365, page 315, Deed Records of Nueces County, Texas;

(b) Instrument dated April 3, 1947 between Barnsdall Oil Company and Southwestern Oil & Refining Company and Pontiac Refining Corp., recorded in Vol. 365, at page 275, Deed Records of Nueces County, Texas;

(c) Instrument dated December 12, 1950 between Sunray Oil Corporation, et al and Pontiac Refining Corp. and Southwestern Oil & Refining Company, recorded in Vol. 503, page 30, Deed Records of Nueces County, Texas;

(d) Instrument dated April 11, 1952 between Sunray Oil Corporation, et al and Pontiac Refining Corp., et al, recorded in Vol. 549, at pages 370-374, Deed Records of Nueces County, Texas.

Grantor reserves unto itself, its successors and assigns, for a reasonable length of time not exceeding two years from date hereof, the right to maintain the present Ethyl spur and its facilities crossing the above described property, together with the right of egress and ingress to maintain, repair, operate and remove such spur for loading and unloading railroad cars, which spur railroad, within such reasonable time, shall be relocated by Grantor at Grantor's expense to another location on the above described property, substantially in accordance with Grantee's drawing No. 62148 F, as revised on September 18, 1963, and thereafter Grantor reserves the right to maintain, repair, operate and remove, for loading and unloading railroad cars, such relocated spur railroad, together with access to such relocated area for the purpose of maintaining, operating and removing such spur and for loading and unloading railroad cars.

Grantor reserves unto itself, its successors and assigns, the right to maintain, replace, change the size of and remove any existing pipe lines owned by Grantor situated on the above described property, together with access to such pipe lines for the purpose of maintaining, replacing, changing the size of and removing the same.

WITNESS the execution of this instrument by Grantor, acting herein by and through its duly authorized officers hereunto, this the 17th day of November, 1964.

Attest:

William Lee Cook

PONTIAC REFINING CORP.

By

Richard Dany

va 1883 12-10-64

THE STATE OF TEXAS |

COUNTY OF NUECES |

BEFORE ME, the undersigned authority, on this day personally
appeared Robert L. Jones of
Pontiac Refining Corp., known to me to be the person and officer whose
name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein ex-
pressed, as the act and deed of said Corporation and in the capacity therein
stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 15th
day of December, 1964.

Patricia G. Barnes
Notary Public, Nueces County, Texas

PATRICIA G. BARNES
Notary Public in and for Nueces County, Texas

666507 <i>P.C.D.</i>	PONTIAC REFINING CORP. to SOUTHWESTERN OIL & REFINING COMPANY FILED FOR RECORD NUECES COUNTY, TEXAS DEC 2 AM 10 15 MRS. HENRY E. GOUGER DEPUTY DEED <i>Return to: Theresa Jones 701 Wilbur Jones Chaparral Heights, Tex 9/6</i>	LAW OFFICE DAVID M. COOPER JONES BUILDING CAMARILLO CHAMBER, TEXAS
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