PLAINTIFF'S EXHIBIT

SUN-188

VOL 649 PAGE 320 186955

DEED

DEED RECORDS VOL 1746 PAGE 688

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 the sum of TEN DOLLARS ($10.00) and other good and valuable considerations cash to me in hand paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto SUNTIDE REFINING COMPANY, a Delaware corporation, all of the following described real property in Nueces County, Texas, to-wit:

A tract of land containing 3.28 acres out of Survey No. 421 Abstract No. 372, patented to F. W. Shaeffer by Land Script No. 1-1047 issued to Beaty, Seale and Forwood; said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1" iron pipe at the Southeast corner of the 16.6 acre Van Branch Tract and O. L. Carson Tract for the Southeast corner of this tract, and said corner being on the North boundary of a tract owned by Southern Minerals Corporation;

THENCE South 89° 54' West, with the common boundary between said Carson and Southern Minerals Corporation Tracts, 362.86 feet to an auto axle at the Southeast corner of a 4.21 acre tract owned by C. M. Blucher for the Southwest corner of this tract;

THENCE North 0° 24' West, with the common boundary of said Carson and Blucher Tracts, 299.0 feet to an inside corner of a 9.89 acre tract owned by C. M. Blucher for the Northwest corner of this tract;

THENCE with the Southerly boundary of said C. M. BLUCHER 9.89 acre tract, South 84° 40' East 167.3 feet; North 23° 54' 50" East, 135.92 feet and South 83° 38' East, 236.7 feet to the Southeast corner of said Blucher 9.89 acre tract for the Northeast corner of this tract;

THENCE South 13° 04' 40" West, 394.0 feet to the PLACE OF BEGINNING, containing 3.28 acres of land, more or less.

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 Grantee, 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 Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the above described property, to the extent, and only to the extent, that the same may be in force and effect, shown of record in the Office of the County Clerk of Nueces County, Texas, and also to the terms and provisions, exceptions and reservations contained in that certain deed dated September 28, 1972, recorded in Volume 1445 at Page 663 of the Deed Records of Nueces County, Texas, by which Zinnie Mae Carson, et al, conveyed the above described property to J. Patrick McGloin, Trustee.

EXECUTED this the 10th day of October, 1974.

J. Patrick McGloin

J. Patrick McGloin

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 10th day of October, 1974.

Esperanza J. Guerra

NOTARY PUBLIC in and for Nueces County, T E X A S

ESPERANZA J. GUERRA
Notary Public, in and for Nueces County, Texas
My Commission Expires June 1, 1975

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 Uehlinger

COUNTY CLERK,
NUECES COUNTY, TEXAS

5.00

Don Company

K.P.-1
VER-2

186955

DEED RECORDS
VOL 1746 PAGE 689

FILED FOR RECORD
JUL 11 12 45 PM '80