

240157

PEARL MILLS CORNELIUS

TO

EULA DORIS STAFFORD.

WARRANTY DEED.

Filed For Record

AL. 240157

MRS. HENRY E. GOUGER

County Clerk, Texas

Nueces County, Texas

RECORDED the 14th day of May, A. D. 1942 at 10 o'clock

MRS. HENRY E. GOUGER, County Clerk, By Deputy.

THE STATE OF TEXAS
COUNTY OF NUECES

240158

VOL 365 PAGE 315

KNOW ALL MEN BY THESE PRESENTS, that BARNSDALL OIL COMPANY, a corporation, of Tulsa, Oklahoma, hereinafter called "grantor", for and in consideration of Twenty-four Thousand Five Hundred Fifty Dollars (\$24,550.00), cash in hand paid to it by SOUTHWESTERN OIL & REFINING COMPANY, a corporation, and PONTIAC REFINING CORP., a corporation, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the said SOUTHWESTERN OIL & REFINING COMPANY, a corporation, of Corpus Christi, Texas, and PONTIAC REFINING CORP., a corporation of Corpus Christi, Texas, hereinafter called "grantees", jointly, share and share alike, subject to the pipe line easements hereinbelow excepted and reserved, and except as below stated, all of that certain parcel and tract of land located in Nueces County, State of Texas, and described as follows:

A tract of land designated herein as Tract 3, containing 4.91 acres, of which 2.86 acres are out of an 87.22-acre tract conveyed to Barnsdall Oil Company by West Securities Company on February 10, 1937, out of the P. W. Humphrey 100-acre tract, as of record in the Deed Records of Nueces County, Texas, in Volume 228 at page 153, and 2.05 acres are out of a 3.18-acre tract conveyed to Barnsdall Oil Company by Moe Levan on February 9, 1937, out of the P. W. Humphrey 29-acre tract, as of record in the Deed Records of said Nueces County, in Volume 228 at page 152 (the area being given therein as 3.17 acres). Said Tract 3 is situated in Nueces County, Texas, about 1 1/2 miles west of the County Courthouse, being one of four tracts designated as Tract 1, Tract 2, Tract 3 and Tract 4, which comprise a 70.83-acre tract embracing said 3.18 acres conveyed to Barnsdall Oil Company out of the Humphrey 29-acre tract and 67.65 acres out of said 87.22-acre tract conveyed to Barnsdall Oil Company out of the Humphrey 100-acre tract, said Tract 3 being described by metes and bounds, as surveyed, as follows:

Beginning at the north corner of the P. W. Humphrey 100-acre tract and west corner of the P. W. Humphrey 29-acre tract and of the Mary E. v. Blucher 1.86-acre tract, formerly marked by a cedar post but now by a drillhole in the concrete base of a fence corner post, being also the east corner of the C. S. Parish 40-acre tract, now held by Pontiac Refining Corporation, and south corner of a tract known as the H. G. Sherman 5-acre tract, for the most westerly north corner of this tract, -

Thence S. 58°45'00"E., with the northeast boundary line of said Humphrey 100-acre tract and southwest boundary line of said Humphrey 29-acre tract and of said Mary E. v. Blucher tract, 176.20 feet to an iron bar, set flush with the ground, the south corner of said Mary E. v. Blucher tract and west corner of said 3.18-acre tract out of the Humphrey 29-acre tract, for a corner of this tract, -

Thence N. 31°15'00"E., with the southeast boundary line of said Blucher 1.86-acre tract and northwest boundary line of said 3.18-acre tract, 100.46 feet to an iron bar set flush with the ground in the southwest boundary line of the 100-foot right of way of the San Antonio, Uvalde & Gulf Railroad, the north corner of said 3.18-acre tract, for the most easterly north corner of this tract, -

Thence S. 61°23'30"E., with the southwest boundary line of said railroad right of way and northeast boundary line of said 3.18-acre tract, 753.79 feet to a point, the north corner of a 5.37-acre tract, designated as Tract 4, out of said Barnsdall 70.83-acre tract, for the east corner of this tract, -

Thence S. 27°34'30"W., with the northwest boundary line of said Tract 4, - at 135.48 feet, the southwest boundary line of said Humphrey 29-acre tract and of said 3.18-acre tract and northeast boundary line of said Humphrey 100-acre tract and of said 87.22 acre tract, - in all, 271.61 feet to a point, the most northerly east corner of a 29.91-acre tract, designated as Tract 2, out of said Barnsdall 70.83-acre tract, for the south corner of this tract, -

Thence N. 58°18'15"W., with the northeast boundary line of said Tract 2, 947.62 feet to a point in the northwest boundary line of said Humphrey 100-acre tract and southeast boundary line of said C. S. Parish 40-acre tract, the north corner of said Tract 2, for the west corner of this tract, -

Thence N. 31°41'45"E., with said northwest boundary line of Humphrey 100-acre tract and southeast boundary line of Parish 40-acre tract, 128.47 feet to the place of beginning, -

Containing an area of 4.91 acres, and being out of the north portion of said Barnsdall 70.83-acre tract.

SAVE AND EXCEPT:

1. There is excluded from this conveyance, and grantor retains title to, its pumping unit, consisting of a 12-inch Gould pump, driven by a 150 h.p. electric motor, located on said premises, and all of that portion of grantor's 12-inch loading line extending from said pumping unit to the south boundary of the San Antonio Uvalde & Gulf Railroad Company's right of way, and grantor reserves an easement for the continued maintenance and operation of said pumping unit and 12-inch loading line in

their present location and position until such time as grantor may move them to its own premises.

2. All of grantor's 20-inch loading line and 4-inch return line which is laid upon said premises, as well as Barnsdall Pipe Line Company's 6-inch oil line, or trunk line, now laid on and across said premises, are wholly excluded from this conveyance.

3. Out of the property above conveyed, there is excepted and reserved unto grantor, its successors and assigns, as a covenant running with the land, a perpetual right-of-way and easement, to lay, maintain, operate and continue the operation of, grantor's 20-inch loading line and 4-inch return line, as aforesaid, in their present place and position crossing said land; and there is excepted and reserved unto Barnsdall Pipe Line Company, a corporation, its successors and assigns, as a covenant running with the land, a perpetual right-of-way and easement, to lay, maintain and operate, and continue the operation of, its 6-inch oil pipe line, or trunk line, as aforesaid, in its present place and position crossing said land; and there is excepted and reserved unto grantor and Barnsdall Pipe Line Company, a corporation, their successors and assigns, as a covenant running with the land, a perpetual right-of-way and easement, to lay, maintain and operate two additional pipe lines, of whatever capacity needed or required by them, or either of them, in the operation of their business, over and across said premises and alongside of and paralleling the aforesaid 20-inch loading line, all as shown upon the plat and survey made by Blucher Engineering Company in March, 1947, upon which the routes and positions of said 20-inch loading line, 4-inch return line and 6-inch trunk line as now laid and established on said premises are delineated. A blue print of said plat is attached to the contract of sale between grantor and grantees, dated April 3, 1947, filed for record on the 30th day of April, 1947, to which contract and plat reference is here made for fuller particulars. Each of said rights-of-way shall constitute a perpetual right, privilege and

easement, binding upon all subsequent purchasers and lessees of the land and all other persons, and shall include the right to lay and relay, maintain and operate, inspect, repair, remove, re-place and renew said lines, together with all necessary valves and connections, and the right of ingress to, and egress from, said lines at all times upon, over and across the premises hereby conveyed, without let or hindrance, for all of the purposes aforesaid. Said rights-of-way shall be subject to all of the provisions respecting said pipe lines, including the covenant for re-locating said lines upon said premises, as contained in the aforesaid contract of sale.

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 SOUTHWESTERN OIL & REFINING COMPANY, a corporation, and PONTIAC REFINING CORP., a corporation, their successors and assigns forever.

And the grantor does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said grantees, their successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, PROVIDED AND EXCEPT, however, that this conveyance is made subject to, and there is excepted and excluded from grantor's warranty of title, the following:

- (a) That certain reservation of a royalty equal to one-sixteenth (1/16) of all the oil, gas and other minerals produced from that part of said land affected by said reservation as contained in that certain deed from West Securities Company to Barnsdall Oil Company dated Feb. 10, 1937, recorded in Vol. 228, Page 153, of the Deed Records of Nueces County, Texas.
- (b) Such rights-of-way, telephone and pipe line grants, and such roads and easements, public or private, as may appear of record or may be lawfully established on the premises by grant, reservation, dedication, prescription or user.
- (c) That certain easement and right-of-way across the premises reserved to the grantor in the deed of conveyance by Barnsdall Pipe Line Company to Barnsdall Oil Company, dated December 31, 1940, recorded Vol. 266, Page 373, of the Deed Records of Nueces County, Texas.

(d) That certain easement for pipe lines and spur track upon, over and across a portion of said premises as reserved by Joe Leven in a certain written option of purchase granted by Joe Leven to Barnsdall Oil Company, of date Feb. 8, 1937, which easement was acquired by intermediate assignment by Pontiac Refining Corp., one of the grantees herein, and was confirmed to Pontiac Refining Corp. by instrument in writing of date Nov. 9, 1937, by Barnsdall Pipe Line Company, a corporation, the then fee owner, and Barnsdall Refining Corporation, a corporation, the then lessee of said land.

IN WITNESS WHEREOF, grantor has executed these presents, and caused its corporate seal to be affixed, this 25 day of April, 1947.

ATTEST:

BARNSDALL OIL COMPANY

By J. R. Snow
Vice-President

J. R. Snow
Asst. Secretary

STATE OF OKLAHOMA)
COUNTY OF TULSA)
Ss.

Before me, Hazel R. Schofield, a Notary Public, on this day personally appeared J. R. Snow, 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 25 day of April, 1947.

Hazel R. Schofield
Notary Public
Hazel R. Schofield

2461754

1945 May 14

3:00 P.M.

MRS. HENRY E. GUGER
County Clerk
By *M. G. Shaw* Deputy

Return to:

Ray? (last) 1/12

RECORDED the 16th day of May A. D. 1945 at 10:55 O'clock A.M.

MRS. HENRY E. GUGER, County Clerk, By *M. G. Shaw* Deputy.

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THE STATE OF TEXAS
COUNTY OF NUECES

KNOW ALL MEN BY THESE PRESENTS, that BARNSDALL OIL COMPANY, a corporation of Tulsa, Oklahoma, hereinafter called "grantor", for and in consideration of One Hundred Forty-Nine Thousand Five Hundred Fifty Dollars (\$149,550.00), cash in hand paid to it by PONTIAC REFINING CORP., a corporation, has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the said PONTIAC REFINING CORP., a corporation, of Corpus Christi, Texas, hereinafter called "grantee", subject to the pipe line easements hereinbelow excepted and reserved, and except as below stated, all of that certain parcel and tract of land located in Nueces County, State of Texas, and described as follows:

A tract of land designated herein as Tract 2, containing 29.91 acres out of an 87.22-acre tract conveyed to Barnsdall Oil Company by West Securities Company on February 10, 1937, out of the P. W. Humphrey 100-acre tract, as of record in the Deed Records of Nueces County, Texas, in Volume 228 at page 153. Said Tract 2 is situated in Nueces County, Texas, about 1 1/2 miles west of the County Courthouse, being one of four tracts designated as Tract 1, Tract 2, Tract 3 and Tract 4, which comprise a 70.83-acre tract embracing 3.13 acres conveyed to Barnsdall Oil Company by Roe Levan on February 9, 1937, out of the P. W. Humphrey 29-acre tract, as of record in the Deed Records of said Nueces County, in Volume 228 at page 152 (the area being shown therein as 3.17 acres) and 67.65 acres out of said 87.22-acre tract conveyed to Barnsdall Oil Company out of the P. W. Humphrey 100-acre tract, said Tract 2 being described by metes and bounds, as surveyed, as follows: