PLAINTIFF'S EXHIBIT

SUN-203

ROLL 731 PAGE 634

249236

SPECIAL WARRANTY DEED

THE STATE OF TEXAS)
)
COUNTY OF NUECES)

KNOW ALL MEN BY THESE PRESENTS THAT:

SUNTIDE REFINING COMPANY (formerly named Corpus Christi Refining, Inc.), a Delaware corporation incorporated on December 29, 1980 ("Grantor"), for and in consideration of the sum of Ten Dollars ($10) and other good and valuable consideration to it in hand paid by **KOCH REFINING COMPANY, a Delaware corporation** ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee, its successors and assigns, subject to the exceptions and other matters mentioned below, all those three (3) certain tracts or parcels of land situated in the County of Nueces, State of Texas, that are described on Exhibit A attached hereto and made a part hereof for all purposes (collectively, the "Land"), TOGETHER WITH all improvements, fixtures and appurtenances thereon or relating thereto.

This conveyance is made by Grantor and accepted by Grantee subject to the following:

(i) All oil, gas, and mineral rights presently outstanding and owned of record by third parties (whether affiliated or unaffiliated with Grantor), including all rights relating thereto, to the extent that they are valid and existing on the date hereof, all of which are expressly EXCEPTED from this conveyance;

(ii) All outstanding interests, defects, easements, agreements, instruments, covenants, conditions, liens, encumbrances and other matters affecting the Land or Grantor's interest therein, that appear of record in Nueces County, Texas, to the extent that they are valid and existing on the date hereof, there being expressly EXCEPTED from this conveyance all pipelines (including all valves, fittings, connections, pumps, meters, corrosion control and protection equipment, and other related facilities and equipment), all electric and telephone poles, wires, and related equipment and facilities, and all other kinds of property located on, under, or above the Land pursuant to any or all of the foregoing;

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(iii) Any and all discrepancies, conflicts, or shortages in area or boundary lines, encroachments, and other state of facts shown on the surveyed map of the Land prepared by Urban Engineering, Corpus Christi, Texas, dated May 1, 1981 and last revised November 9, 1981, and signed by George M. Pyle;

(iv) Any and all liens, and rights to file and to perfect liens, affecting the Land for labor or material;

(v) All laws, ordinances, regulations, and orders of governmental authorities, of whatever jurisdiction, affecting or relating to the Land; and

(vi) All outstanding interests, defects, easements, agreements, instruments, covenants, conditions, liens, encumbrances and other matters affecting the Land or Grantor's interest therein described on Exhibit B hereto, all of which are excepted from this conveyance by accepting delivery of this Deed, Grantee acknowledges that all instruments listed on Exhibit B hereto have been executed and delivered prior to the execution and delivery hereof and that it received copies of, and carefully read, all such instruments prior to the execution and delivery hereof.

TO HAVE AND TO HOLD the Land, together with all and singular the improvements, fixtures and appurtenances thereon or relating thereto, subject to the exceptions and other matters mentioned above, unto Grantee, its successors and assigns, forever.

Grantor hereby binds itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Land, together with the improvements and fixtures thereon or relating thereto, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the exceptions and other matters mentioned above, by, through, or under Grantor, Sun Refining and Marketing Company (formerly named Sun Oil Company of Pennsylvania), a Pennsylvania corporation, Suntide Refining Company (formerly named Coastal Products Company), a Delaware corporation incorporated on December 24, 1958, and Sun Oil Company, a New Jersey corporation; provided, however, that the foregoing warranty and obligation to defend shall not apply to any or all of the following:

(A) Claims arising out of acts or omissions which occurred prior to, or out of conditions which existed on, October 25, 1968, the date of the merger of the said Sunray DX Oil Company, a Delaware corporation, into the said Sun Oil Company, a New Jersey corporation;

(B) Claims arising out of minor encroachments or impairments which do not materially and adversely affect the overall operations of the oil refinery located on the Land in approximately the same manner in which that refinery is operated on the date hereof;

(C) Claims with respect to any or all of those parts of the Land, including any or all of the improvements, fixtures, and appurtenances located on or relating to those parts, that are described on Exhibit C attached hereto and made a part hereof for all purposes; and

(D) Claims arising or to arise out of the exceptions and other matters to which this conveyance is subject.

EXCEPT AS SET FORTH IN THE PRECEDING PARAGRAPH, GRANTOR DOES NOT MAKE ANY REPRESENTATION, WARRANTY, OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE TITLE, FREEDOM FROM LIENS OR ENCUMBRANCES, PHYSICAL CONDITION, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OPERATION, USE, PERFORMANCE, OR OTHER CHARACTERISTIC OF ANY OR ALL OF THE LAND, IMPROVEMENTS, FIXTURES, AND APPURTENANCES THEREON OR RELATING THERETO, ANY SUCH REPRESENTATION, WARRANTY, OR COVENANT, INCLUDING, BUT NOT LIMITED TO, THOSE WHICH OTHERWISE WOULD BE IMPLIED BY LAW, BEING HEREBY EXPRESSLY NEGATIVED.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS DEED SHALL NOT OPERATE TO GRANT, CONVEY OR ASSIGN ANY APPURTENANCES OR OTHER RIGHTS EXCEPT TO THE EXTENT LOCATED WITHIN THE BOUNDARIES OF THE TRACTS OR PARCELS OF LAND DESCRIBED ON EXHIBIT A ATTACHED HERETO.

IN WITNESS WHEREOF, this Deed is executed on this 12th day of November, 1981.

Attest:

SUNTIDE REFINING COMPANY

Mary Lynn Beck
MARY LYNN BECK
ASSISTANT SECRETARY

By R L Beckershoff
R L. Beckershoff
President

HB:pmf LS360E

EXHIBIT A

ATTACHED TO AND MADE A PART OF SPECIAL WARRANTY DEED FROM SUNTIDE REFINING COMPANY, AS GRANTOR, TO KOCH REFINING COMPANY, AS GRANTEE

Legal Description of Land

All those three (3) certain tracts or parcels of land situated in the County of Nueces, State of Texas, being more particularly described by metes and bounds according to a survey and map thereof made by Urban Engineering, of Corpus Christi, Texas, which map is entitled "Survey of Suntide Refining Company Lands," signed by George M. Pyle, dated May 1, 1981 and last revised November 9, 1981 (the "Urban Engineering Map"), as follows:

Tract I

BEING a 366.001 acre tract of land out of Survey 582, Abstract No. 1000, Survey 311, Abstract No. 816; Survey 500, Abstract 582; Survey 416, Abstract 838 and Survey 421, Abstract 572, Nueces County, Texas, delineated as Tract I on the Urban Engineering Map, and being all of the tract containing 372.08 acres of land, more or less, described by metes and bounds as follows:

BEGINNING at a 1½" iron pipe found at the intersection of the North boundary of Up River Road with the West boundary of Renfro Road for the Southwest corner of this tract and also the Southwest corner of a 136.94 acre tract of land conveyed by Ester McGregor et al to Suntide Refining Co. by deed dated July 26, 1955 and recorded in Volume 700, Pages 346-353, of the Deed Records of Nueces County;

THENCE along the West boundary of said 136.94 acre tract which is also the West boundary of Renfro Road as follows:

North 11°13' East, 348.52 feet found a 1½" pipe;
North 12°19' East, 1,092.31 feet found a 1½" iron pipe;
North 11°44' East, 434.88 feet found a 1½" iron pipe;
North 10°16' East, 370.73 feet found a 1" iron pipe and North 00°05'00" West, 177.44 feet found a 1" iron pipe at the Northwest corner of the above mentioned 136.94 acre tract which corner is also the Northwest corner of a tract described in right-of-way deed dated June 12, 1956 from Suntide Refining Co. to the County of Nueces recorded in Volume 738, Pages 29 thru 31 of the Nueces County Deed Records;

THENCE South 84°17'30" East along the North boundary of said 136.94 acre tract, 2.77 feet to the Southwest corner of Viola Townsite, a map of which is recorded in Volume 3, Page 16 of the map records of Nueces County, Texas;

THENCE North 0°34' West, along the West boundary of Viola Townsite which is also the West boundry of Renfro Road, 1,051.78 feet to the intersection of said West boundary with the Westerly extension of the

North boundary of Cypress Street for the Lower Northwest corner of this tract;

THENCE North 89°26' East along said Westerly extension, at 28.0 feet pass the Southwest corner of Block 80, Viola Townsite, at 328.0 feet pass the Southeast corner of said Block 80, in all a distance of 358.0 feet to the centerline of Lambert Street;

THENCE South 00°34' East, 30.0 feet to the centerline of Cypress Street;

THENCE North 89°26' East 180.0 feet to the Southerly extension of the centerline of a 20 foot wide alley through Block 79, Viola Townsite;

THENCE North 00°34' West, 30.0 feet;

THENCE North 89°26' East at 10.0 feet pass the Southwest corner of Lot 15, Block 79 and continuing along the North boundary of Cypress which is also the South boundary of Blocks 79, 78, 77 and 76 of said Viola Townsite running about 1.0 foot North of a wire mesh fence at 1,298.2 feet cross a wire mesh fence running North and South, in all a distance of 1,310.00 feet to the Southwest corner of former Block 75 in Viola Townsite on the East boundary of McGregor Street for an interior corner of this tract which corner is North 89°26' East 40.0 feet from the most Westerly West boundary of a 134.103 acre tract conveyed to Suntide Refining Company by Sunray Oil Corporation by deed dated July 16, 1952 recorded in Volume 561, Pages 202 thru 206 of Deed Records of Nueces County, Texas;

THENCE North 0°34' West along the East boundary of McGregor Street and 40 feet East of and parallel to the West boundary of said 134.103 acre tract 1,333.55 feet to the South right-of-way line of the Missouri Pacific Railroad for the upper Northwest corner of this tract which corner is 3.5' East of the last mentioned wire mesh fence;

THENCE along said South right-of-way line parallel to and 50 feet distant from the centerline of the main track and about 1.0 foot North of a wire mesh fence South 66°17'10" East, 937.77 feet to the point of curvature of a curve to the right which has a central angle of 10°59'23" and a radius of 5,679.65 feet;

THENCE along said right-of-way on said curve to the right running about 1.0 foot North of a wire mesh fence at an arc distance of 1,077.20 feet cross the West boundary of Suntide Road (formerly Whelan Ave. and Viola Road) which West boundary is the East boundary of a 20 foot strip of land abandoned by order of Nueces County Commissioner's Court on December 13, 1964; in all a distance of 1,089.40 feet to the Northeast corner of above mentioned 134.103 acre tract for the Northeast corner of this tract;

THENCE South 0°19'40" East, along the East boundary of said 134.103 acre tract 1,797.08 feet to the point of curvature of a curve to the right which has a central angle of 1°08'00" and a radius of 11,439.16 feet;

THENCE along said curve in a Southerly direction 226.27 feet to the point of tangency;

THENCE South 0°48'20" West, along the East boundary of said 134.103 acre tract 278.89 feet to the point of curvature of a curve to the left which has a central angle of 1°08'00" and a radius of 11,479.16 feet;

THENCE along said curve to the left along the East boundary of said 134.103 acre tract for an arc distance of 227.06 feet to the upper Southeast corner of said 134.103 acre tract and also the Northeast corner of a 20 acre tract conveyed to Suntide Refining Company by South Texas Construction Company by deed dated August 16, 1965 recorded in Volume 1099, Pages 338 thru 339 of Deed Records of Nueces County;

THENCE South 0°19'40" East along the East boundary of said 20 acre tract 900.00 feet to the Southeast corner of said 20 acre tract for the upper Southeast corner of this tract;

THENCE South 89°34'30" West running about 0.3 feet South of a wire mesh fence along the South boundary of said 20 acre tract at 10.0 feet pass the Northeast corner of Tract 1, West End Heights Annex, a map of which is recorded in Volume 33, Page 7 of the Map Records of Nueces County, Texas in all a distance of 967.04 feet to a 1" iron pipe found at the Southwest corner of said 20 acre tract and an interior corner of said Tract 1, West End Heights Annex for a corner of this tract;

THENCE North 0°25'30" West along the West boundary of said 20 acre tract and the most Westerly East boundary of said Tract 1, West End Heights Annex running about 1.3 feet West of a wire mesh fence 258.94 feet to a 1" iron pipe found at the upper Northeast corner of said Tract 1, West End Heights Annex for the lower Southeast corner of above mentioned 134.103 acre tract and a corner of this tract;

THENCE South 89°34'30" West along the common boundary between said West End Heights Annex and said 134.103 acre tract running about 1.0 foot South of a wire mesh fence, 40 feet to the Northwest corner of said West End Heights Annex and also the upper Northeast corner of an 8.412 acre tract of land conveyed to Suntide Refining Company by deed dated August 30, 1971 by Arnold Land Company recorded in Volume 1409, Pages 161 thru 166, Deed Records of Nueces County for an interior corner of this tract;

THENCE South 0°25'30" East, along the most Westerly East boundary of said 8.412 acre tract and the most Westerly West boundary of said West End Heights Annex, running about 1.0 foot East of a wire mesh fence, 298.94 feet to an interior corner of said 8.412 acre tract and the upper Southwest corner of said West End Heights Annex for an interior corner of this tract;

THENCE North 89°34'30" East, along the lower North boundary of said 8.412 acre tract and the upper South boundary of said West End Heights Annex, running about 1.0 foot North of a wire mesh fence 59.74 feet to the lower Northeast corner of said 8.412 acre tract and the Northwest corner of a tract now or formerly owned by J. H. Spurlock for a corner of this tract;

THENCE South 0°20'20" East along the most Easterly East boundary of said 8.412 acre tract and the West boundary of said J. H. Spurlock Tract running about 1.0 foot East of a wire mesh fence at 1,666.45 feet pass a 5/8" iron rod on line in all 1,667.81 feet to the common front corner of said 8.412 acre tract and said J. H. Spurlock Tract on the North boundary of Up River Road for the lower Southeast corner of this tract;

THENCE North 66°18'15" West along the North boundary of Up River Road running about 1.0 foot South of a wire mesh fence at 216.63 feet pass a 1" iron pipe found at the Southwest corner of said 8.412 acre tract and the Southeast corner of a 23.5 acre tract conveyed by Billie Adair Ferrell and husband to Suntide Refining Company by deed dated October 8, 1965 recorded in Volume 1109, Pages 237 thru 241, Deed Records of Nueces County, in all a distance of 845.96 feet to a 1" iron pipe found at the Southwest corner of said 23.5 acre tract and the Southeast corner of the above mentioned 136.94 acre tract, for an angle point in the North boundary of Up River Road;

THENCE continuing along the North boundary of Up River Road North 68°40'10" West, at 26.5 feet a post at an angle point in a wire mesh fence bears North 21°19'50" East 6.3 feet, at 1,383.00 feet the wire mesh fence bears North 21°19'50" East 4.4 feet, at 2,501.66 feet found a 1½" iron pipe on the East boundary of Renfro Road which is about 0.7 feet South of and about 1.0 foot West of the wire mesh fence corner post, in all a distance of 2,562.60 feet to the POINT OF BEGINNING.

SAVE AND EXCEPT from the above 372.08 acre tract, all those certain three tracts or parcels of land described as follows:

(1) A 40 foot strip of land extending from the North boundary of Up River Road to the South boundary of former Willow Street out of Survey 311, Abstract 816 and Survey 582, Abstract 1000, Nueces County, Texas:

BEGINNING at the intersection of the centerline of 40 foot wide Viola Road with the North boundary of Up River Road at the Southwest corner of a 22.5 acre tract conveyed by Billie Adair Ferrell to Suntide Refining Co. by deed recorded in Volume 1109, Page 237, Nueces County, Texas Deed Records which corner is also the Southeast corner of a 136.94 acre tract conveyed by Ester McGregor to Suntide Refining Co. by deed recorded in Volume 700, Page 346, Deed Records of Nueces County, Texas:

THENCE North 68°40'10" West 21.52 feet, for the Southwest corner of this tract;

THENCE North 0°22'20" West, parallel to the boundary between said 23.5 acre tract and said 136.94 acre tract, 3,231.11 feet to the South boundary of former Willow Street for the Northwest corner of this tract;

THENCE North 89°26' East, 40.00 feet for the Northeast corner of this tract;

THENCE South 0°22'20" East, 3,248.14 feet to the North boundary of Up River Road for the Southeast corner of this tract;

THENCE North 66°18'15" West 21.90 feet to the POINT OF BEGINNING.

(2) Being a 0.944 acre tract of land out of a 366.57 acre tract of land out of Survey 582, Abstract No. 1000; Survey 311, Abstract No. 816; Survey 500, Abstract 582; Survey 416, Abstract 838 and Survey 421, Abstract 572, Nueces County, Texas:

BEGINNING at a point in the intersection of the west boundary of Old Viola Road, a forty (40) foot road, and the north right-of-way line of Up River Road, said point of intersection being the southeast corner of Suntide Refining Company 132.435 Acre West Tract.

THENCE North 0°22'20" West, along the west boundary of said Viola road, a distance of 1644.71 feet to a point for a corner of said 132.435 Acre West Tract;

THENCE North 89°37'30" East, a distance of 20.00 feet to a point for a corner of said 132.435 Acre West Tract;

THENCE North 0°20'20" West, a distance of 255.88 feet to a point;

THENCE North 89°39'40" East, a distance of 134.57 feet to a point for the northwest corner of the 0.944 Acre Tract and point of beginning of this description;

THENCE North 89°39'40" East, a distance of 180.00 feet to a point for corner;

THENCE South 0°20'20" East, a distance of 183.00 feet to a point for corner;

THENCE North 89°39'40" East. a distance of 20.00 feet to a point for corner;

THENCE South 0°20'20" East, a distance of 31.00 feet to a point for corner;

THENCE South 89°39'40" West, a distance of 237.00 feet to a point for corner;

THENCE North 0°20'20" West, a distance of 28.00 feet to a point for corner;

THENCE North 89°39'40" East, a distance of 37.00 feet to a point for corner;

THENCE North 0°20'20" West, a distance of 186.00 feet to the northwest corner and point of beginning of said 0.944 Acre Tract.

(3) All that certain tract or parcel of land containing 2.165 acres out of W. S. McGregor Survey No. 582, A-1000, Nueces County, Texas, and described by metes and bounds, as follows:

COMMENCING at a point in the intersection of the West boundary of Viola Road, a 40-foot road, and the North right-of-way line of Up River Road, the Southeast corner of the Suntide Refining Company 132.435 acre tract out of the Ester McGregor 136.94 acre tract as described in that certain Deed of July 26, 1955, from Ester McGregor, et al, to Suntide Refining Company, recorded in Volume 700, at Pages 346-353, Deed Records of Nueces County, Texas:

THENCE North 0°22'20" West along the West boundary of said Viola Road a distance of 1644.71 feet to a point for a corner of said 132.435 acre tract;

THENCE North 89°37'30" East a distance of 20.00 feet to a point for a corner of said 132.435 acre tract;

THENCE North 0°20'20" West a distance of 329.88 feet to an iron pipe;

THENCE South 89°30'40" West a distance of 707.00 feet to a 1-inch iron pipe, flush with the ground, for the Northeast corner of the 2.165 acre tract for point of beginning;

THENCE South 0°20'20" East 202.73 feet to a drill hole for a corner;

THENCE North 89°39'40" East 18.96 feet to a drill hole for a corner;

THENCE South 0°20'20" East 46.27 feet to an iron pipe, flush with the ground, for a corner;

THENCE South 89°39'40" West 227.96 feet to an iron pipe, flush with the ground, for a corner;

THENCE South 0°20'20" East 3.00 feet to an iron pipe, flush with the ground, for a corner;

THENCE South 89°39'40" West 152.00 feet to an iron pipe, flush with the ground, for a corner;

THENCE North 0°20'20" West 263.00 feet to an iron pipe, flush with the ground, for a corner;

THENCE North 89°39'40" East 278.00 feet to a point for a corner;

THENCE South 0°20'20" East 11.00 feet to an iron pipe, flush with the ground, for a corner;

THENCE North 89°39'40" East 83.00 feet to the point of beginning.

Tract II

BEING a 10 acre tract of land out of the W. S. McGregor Survey 582, Abstract 1000, Nueces County, Texas, delineated as Tract II on the Urban Engineering Map:

BEGINNING at a 1" iron pipe found on the East boundary of 60 foot wide Suntide Road (formerly Whelan Avenue and Viola Road) for the North or Northwest corner of this tract, from which corner the intersection of the centerline of Suntide Road with the centerline of the main track of the Missouri Pacific Railroad bears North 54°20'44" West, 37.07 feet and thence North 0°19'40" West, 690.81 feet;

THENCE South 54°20'44" East, along a wire mesh fence 1,076.62 feet to a 1" iron pipe found for the East or Northeast corner of this tract;

THENCE South 0°19'40" East, along a wire mesh fence 500.00 feet to a 1" iron pipe found for the South or Southeast corner of this tract;

THENCE North 54°20'44" West, along a wire mesh fence 1,076.62 feet to a 1" iron pipe found on the East boundary of Suntide Road (60 feet wide) for the West or Southwest corner of this tract;

THENCE North 0°19'40" West, 30 feet from and parallel to the centerline of Suntide Road, 500.00 feet to the POINT OF BEGINNING containing 10 acres of land.

Tract III

BEING a 2.73 acre tract of land out of 10.67 acres conveyed to Humble Pipeline Company by Clara Driscoll Sevier, et al, by Deed dated July 6, 1934, recorded in Volume 212, Page 421, Deed Records of Nueces County, Texas, delineated as Tract III on the Urban Engineering Map:

BEGINNING at a 5/8" iron rod found at the intersection of the most Northerly North boundary of said 10.67 acre tract with the East boundary of Suntide Road, for the Northwest Corner of this tract, from which corner the Northwest croner of said 10.67 acre tract bears South 89°40'20" West, 10.00 feet;

THENCE North 89°40'20" East, along the most Northerly North boundary of said 10.67 acre tract, 340.00 feet to a 5/8" iron rod found at its Northeast corner for the Northeast corner of this tract;

THENCE South 0°19'40" East, along the most Westerly East boundary of said 10.67 acre tract at 300.00 feet pass an interior corner of said 10.67 acre tract, in all a distance of 350.00 feet to a 5/8" iron rod found for the Southeast corner of this tract;

THENCE South 89°40'20" West, 340.00 feet to a 5/8" iron rod found on the East boundary of Suntide Road for the Southwest corner of this tract;

THENCE North 0°19'40" West, along the East boundary of Suntide Road 350.00 feet to the POINT OF BEGINNING.

BEING the same premises which Sun Refining and Marketing Company (formerly named Sun Oil Company of Pennsylvania), by Deed dated _____ and recorded in the Deed Records of Nueces County, Texas, in Volume _____, Pages ____ et seq., conveyed unto Suntide Refining Company (formerly named Corpus Christi Refinery, Inc.)

EXHIBIT B

ATTACHED TO AND MADE A PART OF SPECIAL WARRANTY DEED FROM SUNTIDE REFINING COMPANY, AS GRANTOR, TO KOCH REFINING COMPANY, AS GRANTEE

Matters Affecting Land

1. Use restrictions which have been placed by the Texas Antiquities Board on that portion of the Land on which an Indian burial ground is situated.

2. Right-of-Way grant dated September 15, 1981, from Sun Oil Company of Pennsylvania to Gulf States Oil and Refining Co. for four (4) pipelines across the Land.

3. Easements and rights of access granted by contract for service and supplies provided to Refinery, such as that granted under the Humble Oil contract.

EXHIBIT C

ATTACHED TO AND MADE A PART OF SPECIAL WARRANTY DEED FROM SUNTIDE REFINING COMPANY, AS GRANTOR, TO KOCH REFINING COMPANY, AS GRANTEE

Parts of Land Not Covered by
Special Warranty Provisions

All those four (4) certain tracts, parcels, blocks, or lots of land situated in the County of Nueces, State of Texas, all of which are claimed by adverse possession, described as follows:

(1) BEING a 1.472 acre of land out of the W. S. McGregor Survey 582, Abstract 1000, Nueces County, Texas:

BEGINNING at a point on the North boundary of a 136.94 acre tract of land conveyed by W. S. McGregor to Esther McGregor by deed recorded in Volume 700, Page 341 of the Deed Records of Nueces County, for the Southeast corner of this tract, from which corner the Northeast corner of said 136.94 acre tract bears South 84°17'30" East, 20.11 feet;

THENCE North 84°17'30" West, along the North boundary of said 136.94 acre tract, 1,086.36 feet to its intersection with the South boundary of Willow Street in Viola Townsite, a map of which is recorded in Volume 3, Page 16 of the Map Records of Nueces County for the joint Southwest and Northwest corner of this tract;

THENCE North 89°26" East, along said South boundary of Willow Street 1,080.25 feet to the West boundary of former Viola Road for the Northeast corner of this tract;

THENCE South 0°22'20" East, along said West boundary 118.76 feet to the POINT OF BEGINNING, containing 1.472 acres of land.

(2) Lot 7, Block 55 in the Viola Townsite, out of W. S. McGregor Survey 582, Abstract 1000, Nueces County, Texas. BEING the same premises which Viola Townsite Company, by Deed dated January 12, 1915 and recorded in Deed Records, Nueces County, Texas in Volume 106, page 388 et seq., conveyed unto J. K. Duncan.

(3) Lot 12, Block 55 in the Viola Townsite, out of W. S. McGregor Survey 582, Abstract 1000, Nueces County, Texas. BEING the same premises which Viola Townsite Company, by Deed dated January 12, 1915 and recorded in Deed Records, Nueces County, Texas, in Volume 106, page 344 et seq., conveyed unto W. S. Van Horn.

(4) Lot 1, Block 55 in the Viola Townsite, out of W. S. McGregor Survey 582, Abstract 1000, Nueces County, Texas. BEING the same premises which Viola Townsite Company, by Deed dated January 12, 1915 and recorded in Deed Records, Nueces County, Texas, in Volume 106, page 451 et seq., conveyed unto T. A. Anderson.

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STATE OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

BE IT REMEMBERED, the undersigned, a Notary Public in and for the above State and County, on this day personally appeared R.L. BECKERSHOFF, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said SUNTIDE REFINING COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 1981.

Margaret B. Wilkinson
Notary Public
MARGARET B. WILKINSON
Notary Public, Phila., Phila. Co.
My Commission Expires Nov. 21, 1983

HB:pmf LS360E

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

NOV 13 1981

Marian Kohlberger
COUNTY CLERK,
NUECES COUNTY, TEXAS

VER-6

FILED FOR RECORD
NOV 13 4 37 PM '81
Marian Kohlberger
COUNTY CLERK NUECES COUNTY TX

238236

K.P. 1

RETURN TO:
SUSAN H. COX
GARY, THOMASSON, HALL & MARKS
P. O. BOX 371
CORPUS CHRISTI, TEXAS 78403

29.00