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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Special Warranty Deed

Date: July 21, 2015

Grantor: LLOYD R. MARTIN and wife, JUDY K. MARTIN

Grantor's Mailing Address: 9921 E. Carlsbad Loop
San Angelo, Texas 76901-9738

Grantee: TOM GREEN COUNTY, a political subdivision of the State of Texas

Grantee's Mailing Address: 122 West Harris Avenue
San Angelo, Texas 76903

Consideration: The exchange of property between Grantor and Grantee for which no lien is retained either expressed or implied and for the purpose of clarifying ownership of the existing roadway and road access

Property (including any improvements):

- (1) 0.829 acre of land, more or less, out of Block 55, Mason Perry Company Subdivision No. 2 of the Colllyns Ranch, Tom Green County, Texas, more fully described in Exhibit "A" attached hereto and incorporated herein by reference;
- (2) 0.082 acre of land, more or less, out of Block 55, Mason Perry Company Subdivision No. 2 of the Colllyns Ranch, Tom Green County, Texas, more fully described in Exhibit "B" attached hereto and incorporated herein by reference;
- (3) 0.809 acre of land, more or less, out of Block 291, Mason Perry Company Subdivision No. 1 of the Colllyns Ranch, Tom Green County, Texas, more fully described in Exhibit "C" attached hereto and incorporated herein by reference; and
- (4) 0.122 acre of land, more or less, out of Block 294, Mason Perry Company Subdivision No. 1 of the Colllyns Ranch, Tom Green County, Texas, more fully described in Exhibit "D" attached hereto and incorporated herein by reference.

^{1.842}
See accompanying plat attached hereto as Exhibit "E".

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. By acceptance of this deed, Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this deed.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, exchanges, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

When the context requires, singular nouns and pronouns include the plural.

Lloyd R. Martin
LLOYD R. MARTIN

Judy K. Martin
JUDY K. MARTIN

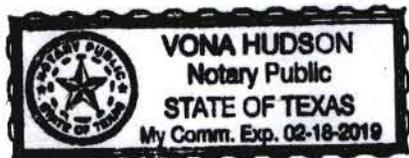
ACCEPTED BY GRANTEE:

TOM GREEN COUNTY

By: Stephen C. Floyd
STEPHEN C. FLOYD, County Judge,
acting in his official capacity

STATE OF TEXAS §
§
COUNTY OF TOM GREEN §

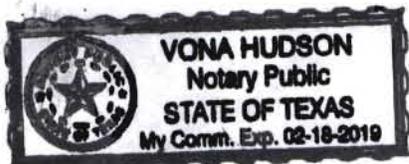
This instrument was acknowledged before me on July 28th, 2015, by LLOYD R. MARTIN and JUDY K. MARTIN.



Vona Hudson
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF TOM GREEN §

This instrument was acknowledged before me on July 21, 2015, by STEPHEN C. FLOYD, as County Judge of Tom Green County, acting in his official capacity on behalf of Tom Green County.



Vona Hudson
Notary Public, State of Texas

EXHIBIT "A"

Being 0.829 acre of land out of Block 55, Mason Perry Company Subdivision No. 2 of the Collyns Ranch, Tom Green County, Texas and also being part of that "73.753 acre" tract described in deed from Churchill to Martin dated September 15, 2000 and recorded in Volume 792 at Page 370 of the Official Public Records of Real Property, Tom Green County, Texas. Said 0.829 acre being described by metes and bounds as follows:

Beginning at a 5/8" iron rod with cap set in a south line of said "73.753 acre" tract, the east corner of a 0.070 acre tract and the north corner of a 0.500 acre tract, both described on even date herewith and the fenced west line of East Carlsbad Loop from which a point for an ell corner of said "73.753 acre" tract bears N.57°34'55"W. 27.83 feet. From said point a found 1/2" iron pipe bears N.81°E. 0.39 foot.

Thence along or near said fenced west line of East Carlsbad Loop, N.15°35'04"E. 323.48 feet to a corner post, N.46°46'03"W. 30.52 feet to a corner post and N.7°41'40"E. 21.26 feet to a point in the north line of said "73.753 acre" tract and the south line of U.S. Highway 87.

Thence with said north line of "73.753 acre" tract and south line of Highway 87, S.60°39'44"E. 83.33 feet to a point for the NE corner of this tract.

Thence S.1°04'56"W., at 31.5 feet pass a corner post and continuing along or near the fenced east line of East Carlsbad Loop, a distance of 343.88 feet to a fence angle post.

Thence continuing with said fence, S.8 °40'43"W. 45.11 feet to an angle post.

Thence S.39°09'33"W. 4.15 feet to a 5/8" iron rod with cap set in said south line of "73.753 acre" tract for the SE corner of this tract and the east corner of said "0.500 acre" tract from which a point for a south corner of said "73.753 acre" tract bears S.57°34'55"E. 4.13 feet.

Thence with said south line of "73.753 acre" tract, N.57°34'55"W. 147.18 feet to the place of beginning and containing 0.829 acre of land.

Note: Courses and distances recited herein are of the Texas Coordinate System of 1927- Central Zone.

Surveyed on the ground May 22 and August 25, 2014.

Thomas J. Houston

Thomas J. Houston

Registered Professional Land Surveyor No. 4261



Also see accompanying descriptions and plat (902/129)

EXHIBIT "B"

Being 0.082 acre of land out of Block 55, Mason Perry Company Subdivision No. 2 of the Collyns Ranch, Tom Green County, Texas and also being part of that "73.753 acre" tract described in deed from Churchill to Martin dated September 15, 2000 and recorded in Volume 792 at Page 370 of the Official Public Records of Real Property, Tom Green County, Texas. Said 0.082 acre being described by metes and bounds as follows:

Beginning at a 5/8" iron rod with cap set in a south line of said "73.753 acre" tract for a west corner of this tract, the east corner of a 0.500 acre tract and the south corner of a 0.829 acre tract, both previously surveyed by me.

Thence with an east line of said 0.829 acre tract and along or near a fence, N.39°09'33"E. 4.15 feet to a fence angle post and N.8°40'43"E. 45.11 feet to a fence angle post.

Thence along or near the fenced east line of East Carlsbad Loop, N.1°04'56"E., at 312.4 feet pass a corner post, in all 343.88 feet to a point in the north line of said "73.753 acre" tract and the south line of U.S. Highway 87.

Thence with said north line of "73.753 acre" tract and south line of Highway 87, S.60°39'44"E. 8.57 feet to a point for the NE corner of this tract and the NE corner of said "73.753 acre" tract.

Thence with an east line of said "73.753 acre" tract, the east line of said Block 55 and the west line of Charles Poulter & Sons Subdivision (per record call), S.0°36'04"W. 364.34 feet to a 1/2" iron pipe found for corner.

Thence continuing with an east line of said "73.753 acre" tract, S.32°25'05"W. 30.00 feet to a point for a south corner of said "73.753 acre" tract and the south corner of this tract.

Thence with said south line of "73.753 acre" tract, N.57°34'55"W. 4.13 feet to the place of beginning and containing 0.082 acre of land.

Note: Courses and distances recited herein are of the Texas Coordinate System of 1927- Central Zone.

Prepared from surveys made on the ground prior to April 22, 2015.

Thomas J. Houston
Thomas J. Houston

Registered Professional Land Surveyor No. 4261



Also see accompanying descriptions and plat (902/136)

EXHIBIT "C"

Being 0.809 acre of land out of Block 291, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas and also being part of that "73.753 Ac." tract described in deed from Churchill to Martin dated September 15, 2000 and recorded in Volume 792 at Page 370 of the Official Public Records of Real Property, Tom Green County, Texas. Said 0.809 acre being described by metes and bounds as follows:

Beginning at a point in the east line of said "73.753 Ac." tract from which a found 10" corner post bears N.72°41'01"E. 1.0 foot and a ½" iron pipe found for the SE corner of said "73.753 Ac." tract bears S.0°08'48"W. 354.76 feet. Said point also being the NE corner of a 0.311 Ac. tract described on even date herewith.

Thence with the north line of said 0.311 Ac. tract, S.72°41'01"W. 40.43 feet to a 3/8" spike set in a west line of said "73.753 Ac." tract for the NW corner of said 0.311 Ac. tract, the NE corner of a 0.790 Ac. tract also described on even date herewith and the SW corner of this tract.

Thence with said west line of "73.753 Ac." tract and crossing East Carlsbad Loop, N.0°40'42"E. 87.02 feet to a 4" iron pipe angle post found and accepted for an east corner of that "5.05 Ac." tract described in deed from Simpson to Grothe dated November 5, 1996 and recorded in Volume 555 at Page 780 of said Official Public Records.

Thence continuing with said west line of "73.753 Ac." tract, the east line of said "5.05 Ac." tract and along or near a fence, N.0°40'42"E. 104.81 feet to a fence intersection found and accepted for the NE corner of said "5.05 Ac." tract and an ell corner of said "73.753 Ac." tract.

Thence along or near an existing fence on the west side of East Carlsbad Loop, N.0°38'10"E. 343.47 feet, N.0°39'32"E. 437.91 feet to a fence angle post, N.14 °12'28"E. 5.99 feet to a fence angle post and N.15°35'04"E. 110.80 feet to a 5/8" iron rod with cap set in said east line of "73.753 Ac." tract for the north corner of this tract, the south corner of a 0.070 acre tract described on even date herewith and a west corner of a 0.500 acre tract also described on even date herewith.

Thence with said east line of "73.753 acre" tract, S.0°12'08"W. 1040.98 feet to a brass disk in galvanized iron pipe found on west edge of corner post.

Thence continuing with said east line of "73.753 Ac." tract, S.0°08'48"W. 32.67 feet to the place of beginning and containing 0.809 acre of land.

Note: Courses and distances recited herein are of the Texas Coordinate System of 1927-Central Zone.

Surveyed on the ground May 22 and August 25, 2014.

Thomas J. Houston
Thomas J. Houston

Registered Professional Land Surveyor No. 4261



Also see accompanying descriptions and plat (902/129)

EXHIBIT "D"

Being 0.122 acre of land out of Block 294, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas and also being part of that "24 Ac." tract described in deed from Stevens to Tomerlin dated December 9, 1983 and recorded in Volume 805 at Page 811 of the Deed Records of Tom Green County, Texas. Said 0.122 acre being described by metes and bounds as follows:

Beginning at a brass disk in galvanized iron pipe found on west edge of corner post for the SW corner of said "24 Ac." tract and the SW corner of this tract. Said brass disk also being in the east line of that "73.753 Ac." tract described in deed from Churchill to Martin dated September 15, 2000 and recorded in Volume 792 at Page 370 of the Official Public Records of Real Property of Tom Green County, Texas and the east line of a 0.809 acre tract previously surveyed by me.

Thence with the west line of said "24 Ac." tract, an east line of said "73.753 Ac." tract, the east line of said 0.809 acre tract and partially along or near an existing fence on the east side of East Carlsbad Loop, N.0°12'08"E. 903.32 feet to a west corner of said "24 Ac." tract and the south corner of a 0.500 acre tract previously surveyed by me.

Thence with a west line of said "24 Ac." tract and the SE line of said 0.500 acre tract, N.39°09'33"E. 235.84 feet to a brass disk in galvanized iron pipe found for the north corner of said "24 Ac." tract and the north corner of this tract.

Thence with a north line of said "24 Ac." tract, S.51°09'29"E. 4.51 feet to a ½" rebar found for the north corner of Lot 1 of First Replat in Block 294 of Mason-Perry Co. Subdivision No. 1 of the Collyns Ranch recorded in Cabinet D, Slide 148 of the Plat Records of Tom Green County, Texas.

Thence with the NW line of said Lot 1, S.39°24'12"W. 229.58 feet to a ½" rebar found for the west corner of said Lot 1 and the north corner of Lot 2 of said replat.

Thence with west line of said Lot 2, S.0°26'04"W., at 152.97 feet pass ½" rebar found for the SW corner of said Lot 2 and the north corner of Lot 3 of said replat and continuing with the west line of said Lot 3, a total distance of 907.91 feet to a point in the south line of said "24 Ac." tract for the SW corner of said Lot 3.

Thence with said south line of "24 Ac." tract, N.57°22'56"W. 3.57 feet to the place of beginning and containing 0.122 acre of land.

Note: Courses and distances recited herein are of the Texas Coordinate System of 1927-Central Zone.

Prepared from surveys made on the ground prior to April 22, 2015.

Thomas J. Houston

Thomas J. Houston
Registered Professional Land Surveyor No. 4261



Also see accompanying descriptions and plat (902/136)

