

**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.**

**Deed Without Warranty**

**Date:** July 21, 2015

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

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

**Grantee:** LLOYD R. MARTIN and wife, JUDY K. MARTIN

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

**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) 0.070 acre of land, more or less, out of Block 294, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas, more fully described in Exhibit "A" attached hereto and incorporated herein by reference; and
- (2) 0.790 acre of land, more or less, out of Block 291, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas, more fully described in Exhibit "B" attached hereto and incorporated herein by reference.

0.86

See accompanying plat attached hereto as Exhibit "C".

**Reservations from Conveyance:** None

**Exceptions to Conveyance:** 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.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, 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 heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

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.

TOM GREEN COUNTY

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

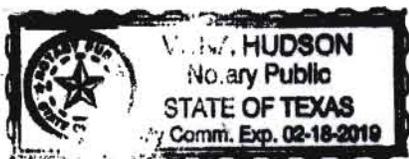
ACCEPTED BY GRANTEE:

*Lloyd R. Martin*  
LLOYD R. MARTIN

*Judy K. Martin*  
JUDY K. MARTIN

STATE OF TEXAS           §  
  §  
COUNTY OF TOM GREEN   §

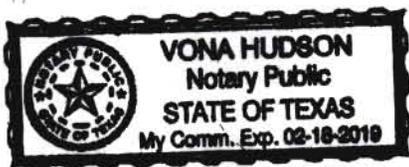
This instrument was acknowledged before me on 7-28-15, 2015, by STEPHEN C. FLOYD, as County Judge of Tom Green County, acting in his official capacity on behalf of Tom Green County.



*Vona Hudson*  
Notary Public, State of Texas

STATE OF TEXAS           §  
  §  
COUNTY OF TOM GREEN   §

This instrument was acknowledged before me on July 21, 2015, by LLOYDR. MARTIN and JUDY K. MARTIN.



*Vona Hudson*  
Notary Public, State of Texas

EXHIBIT "A"

Being 0.070 acre of land out of Block 294, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas. Said 0.070 acre being land lying east of the east line of that "73.753 acre" tract described in deed from Churchill to Martin recorded in Volume 792 at Page 370 of the Official Public Records of Real Property, Tom Green County, Texas and west of the fenced west line of East Carlsbad Loop. Said 0.070 acre being described by metes and bounds as follows:

Beginning at a 5/8" iron rod with cap set in the east line of said "73.753 acre" tract and the fenced west line of East Carlsbad Loop for the south corner of this tract and the north corner of a 0.809 acre tract and a west corner of a 0.500 acre tract, both described on even date herewith.

0.829

Thence with said east line of "73.753 acre" tract, N.0°12'08"E. 133.16 feet to a 1/2" iron pipe found for an ell corner of said "73.753 acre" tract.

Thence continuing with said east line of "73.753 acre" tract, N.32°25'05"E. 30.00 feet to an ell corner of this tract from which a found 1/2" iron pipe bears N.81°E. 0.39 foot.

Thence with a south line of said "73.753 acre" tract, S.57°34'55"E. 27.83 feet to a 5/8" iron rod with cap set in the fenced west line of East Carlsbad Loop for the east corner of this tract and the SW corner of a 0.829 acre tract described on even date herewith.

Thence with said fenced west line of East Carlsbad Loop, S.15°35'04"W. 149.05 feet to the place of beginning and containing 0.070 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 0.790 acre of land out of Block 291, Mason Perry Company Subdivision No. 1 of the Collyns Ranch, Tom Green County, Texas. Said 0.790 acre includes all or part of that ambiguously described "0.41 Ac." tract described in deed from McCarty to Tom Green County dated September 4, 1943 and recorded in Volume 223 at Page 128 of the Deed Records of Tom Green County, Texas. Said 0.790 acre being described by metes and bounds as follows:

Beginning at a 1/2" iron pipe found for a SW corner 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. Said iron pipe also being the SW corner of a 0.311 Ac. tract described on even date herewith.

Thence N.50°54'36"W. 285.63 feet to a 5/8" iron rod with cap set on the east side of East Carlsbad Loop for the west corner of this tract.

Thence along the east side of East Carlsbad Loop, N.61°30'49"E. 185.53 feet to a set 5/8" iron rod with cap and N.49°43'40"E. 81.82 feet to a 3/8" spike set in a west line of said "73.753 Ac." tract for the north corner of this tract, the NW corner of said 0.311 Ac. tract and the SW corner of a 0.809 Ac. tract also described on even date herewith.

Thence with said west line of "73.753 Ac." tract and the west line of said 0.311 Ac. tract, S.0°40'42"W. 321.50 feet to the place of beginning and containing 0.790 acre of land.

It is the intent of this description to describe all of that land in said Block 291 lying SE of East Carlsbad Loop, west of said 0.311 acre tract and north of the North Concho River.

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

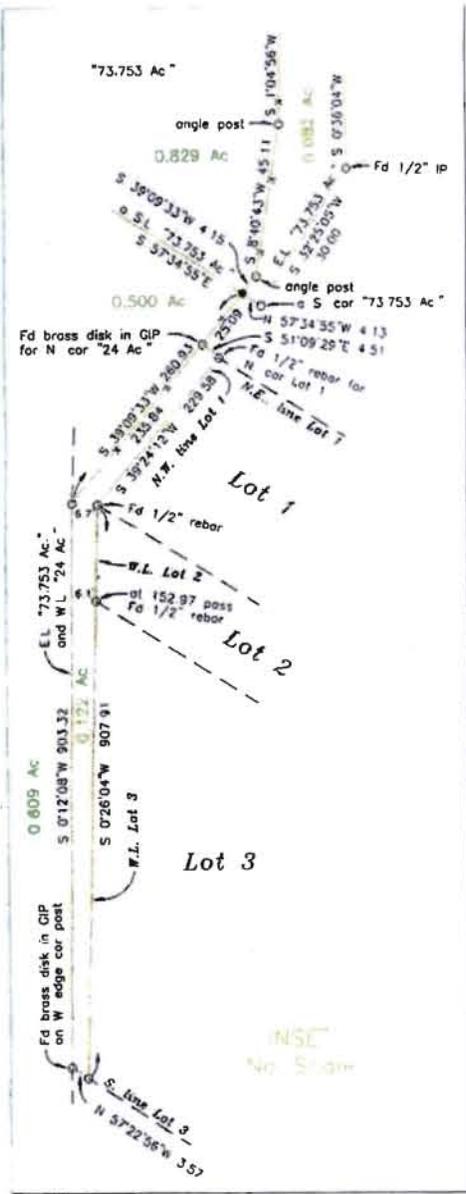


Also see accompanying descriptions and plat (902/129)

EXHIBIT "C"

5

4-29-2015 Tom Green County 902/136



MASON-PERRY CO. SUBDIVISION NO. 1 OF THE COLLYNS RANCH  
VOL 45 p 430 DR

FIRST REPLAT IN BLOCK 294  
MASON-PERRY CO. SUBDIVISION NO. 1 OF THE COLLYNS RANCH  
Cabinet D Stide 148 P.R.

NOTE:  
Due to excavation along the north bank of the North Concho River, the exact position of the north bank is not locatable in this area it is the intent of the 0.311 acre and 0.790 acre tracts to adjoin said north bank

5.05 Ac  
Harvey L. Morton, Trustee  
to  
Lloyd Martin and Judy Martin  
Vol 813 p 180 O.P.R.  
1-23-2001

24 Ac  
Stevens  
to  
Tomerlin  
Vol 805 p 811 DR  
12-9-1983

Lot 3



Surveyed on the ground May 22 and August 25, 2014  
Updated to show 0.082 Ac. and 0.122 Ac. tracts April 22, 2015

Thomas Houston  
Registered Professional Land Surveyor No 4261  
FIRM NUMBER 10045600  
OFFICE OF  
**WILSON LAND SURVEYING, INC.**  
1514 W. BEAUREGARD AVE.  
P. O. BOX 3326 PH 352-653-3916  
SAN ANGELO, TEXAS 76902

NOTES  
Circles and distances shown hereon are of the Texas Coordinate System of 1927 - Central Zone  
Also see accompanying descriptions

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