

Property (including any improvements); 300 acres, more or less, out of the A Arocha, A Cazenobe and A McKeown surveys in Coryell County, Texas as more fully described on the attached exhibit

Restrictive Covenants:

1. Grantee shall not install a mobile home, manufactured home, manufactured housing, motor home, or house trailer on the Property.
2. Grantee shall not use all or any of the Property to feed, graze, or raise any swine.
3. For a period of three years after Date and subject to a separate Right of First Refusal given to Grantor by Grantee, Grantee may sell up to 100 acres to a single purchaser but shall not sell any other any other part of the Property that is less that the entire Property. Grantor will release this restriction if Don Thompson and Billie Thompson permanently move from their residence on adjoining property.
4. These covenants shall apply to Grantee and Grantee's heirs, successors, and assigns

Reservations from Conveyance:

Exceptions to Conveyance and Warranty:

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, 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 heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

Four DocuSign signature boxes are arranged horizontally. Each box contains initials or a signature. From left to right: the first box contains 'FE', the second contains a handwritten signature, the third contains 'PE', and the fourth contains 'RDL'. Each box has a small 'DS' icon in the top right corner.