

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

WARRANTY DEED WITH VENDOR'S LIEN

Date: October 28, 2015

Grantor: 272 San Saba, LLC, a Texas Limited Liability Company

Grantor's Mailing Address (including county): P.O. Box 1617
Boerne, TX 78006
(Kendall County)

Grantee: NSF Properties LLC, a Texas Limited Liability Company

Grantee's Mailing Address (including county): 13911 Blanco Falls Lane
Cypress, TX 77429
(Harris County)

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of \$252,500.00 and is executed by Grantee, payable to the order of 272 San Saba, LLC, a Texas Limited Liability Company. The note is secured by a first and superior vendor's lien and superior title retained in favor of 272 San Saba, LLC, a Texas Limited Liability Company, in this deed and by a deed of trust of even date from Grantee to James A. Childress, Trustee.

Property (including any improvements):

All that certain lot, tract or parcel of land lying and being situated in Mills County, Texas, containing 161 acres of land, more or less, out of the J. C. Bayley Survey (also known as the north one-half (1/2) of the E.T.R.R. Company Survey No. 6, Abstract No. 1164, more fully described in Exhibit A which is attached hereto, incorporated herein by reference and made a part hereof.

Reservations From and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted SUBJECT TO any and all restrictions, covenants, assessments, reservations, outstanding mineral interest and leases held by third parties, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect and shown of record in the hereinabove mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and to hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and 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.

272 San Saba, LLC, a Texas Limited Liability Company, at the instance and request of the grantee herein, having advanced and paid in cash to the grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described note, the vendor's lien, together with the superior title to said property, is retained herein for the benefit of said 272 San Saba, LLC, a Texas Limited Liability Company, and the same are hereby TRANSFERRED and ASSIGNED to said 272 San Saba, LLC, a Texas Limited Liability Company, and 272 San Saba, LLC, a Texas Limited Liability Company, its successors and assigns, shall have the right to release said vendor's lien upon the payment of said note.

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

272 SAN SABA, LLC

By: _____
John G. McGarr, Jr., Member

THE STATE OF TEXAS X

This instrument was acknowledged before me on this the _____ day of _____, 2015, by John G. McGarr, Jr., as Member of 272 San Saba, LLC, a Texas Limited Liability Company.

Notary Public, State of Texas

EXHIBIT "A"

Maples & Associates, Inc.

www.maplesinc.com • P.O. Box 693 • Lampasas, Texas 76550 • (512) 556-2078 • (512) 556-0500 fax

LEGAL DESCRIPTION OF A TRACT OF LAND IN MILLS COUNTY, TEXAS.

Being 161.00 acres of the J.C. Bayley Survey, (also known as the north one-half (1/2) of the E.T. R.R. Survey No. 6), Abst. No. 1164 in Mills County, Texas, and being part of a 320 acre tract of land described as Tract Two in a deed from Jean Krauss to Tony Sherman Krauss, et al, dated January 5, 1996, as recorded in Vol. 218, Page 827 of the Deed Records of Mills County, Texas, being further described in Vol. 110, Page 577 of said deed records; said 161.00 acres being more particularly described as follows;

BEGINNING at a 1/2 inch iron pin set at a fence corner on the west line of County Road 327 for the occupied northeast corner of said 320 acre tract and said Bayley Survey, being the occupied southeast corner of a 317.4 acre tract of land described in a deed to Jeffrey Dale Potts, et al, as recorded in Vol. 254, Page 677 of said deed records;

THENCE South 01° 25' 25" East, with the west line of said County Road 327, with the occupied east line of said 320 acre tract, and along the general course of an old fence, 1312.97 feet to a 1/2 inch iron pin set;

THENCE South 89° 07' 50" West, 4174.82 feet to a 1/2 inch iron pin set;

THENCE South 68° 05' 55" West, 1117.36 feet to a cotton spindle set in a fence on the west line of said 320 acre tract and said Bayley Survey, being on the east line of a 578.97 acre tract of land described in a deed to Stanley C. Henry, et ux, as recorded in Vol. 251, Page 265 of the Real Property Records of Mills County, Texas;

THENCE North 01° 24' 00" West, with the west line of said 320 acre tract, with the east line of said 578.97 acre tract, and along the general course of a fence, 1296.77 feet to a 3 inch pipe post found in concrete;

THENCE North 26° 18' 10" East, with the east line of said 578.97 acre tract and along the general course of a fence, 463.15 feet to a 1/2 inch iron pin found at a fence corner for a northeasterly corner of said 578.97 acre tract and being on the north line of said 320 acre tract and said Bayley Survey, and being on the south line of a 317.4 acre tract of land described in a deed to Willie Chester Berry, as recorded in Vol. 201, Page 298 of said deed records;

THENCE North 89° 00' 25" East, with the north line of said 320 acre tract, with the south line of said Berry 317.4 acre tract, and along the general course of a fence, 2388.63 feet to a 3 inch pipe post found in concrete for the southeast corner of said Berry 317.4 acre tract and the southwest corner of said Potts 317.4 acre tract;

THENCE North 89° 07' 50" East, with the north line of said 320 acre tract, with the south line of said Potts 317.4 acre tract, and along the general course of a fence, 2616.95 feet to the PLACE OF BEGINNING, as surveyed on the ground on June 6, 2006, by MAPLES & ASSOCIATES, INC., and as shown on an accompanying plat of even survey date herewith.



Paul W. Maples, RPLS
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