

Prepared by the State Bar of Texas for use by lawyers only. Revised 1-1-76. Revised to include grantee's address (art. 6626, RCS) 1-1-82.

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS
COUNTY OF BANDERA

37702

} KNOW ALL MEN BY THESE PRESENTS:

That I, M. L. STONE, TRUSTEE,

of the County of Kerr and State of Texas for and in
consideration of the sum of TEN AND NO/100 (\$10.00)

DOLLARS

and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by grantees of their one certain promissory note of even date herewith in the principal sum of SEVENTY FIVE THOUSAND NINE HUNDRED SIXTY EIGHT AND NO/100 DOLLARS (\$75,968.00), payable to the order of grantor in installments and bearing interest as therein provided, containing the usual clauses providing for acceleration of maturity and for attorney's fees,

the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Ronald M. Jackson, Trustee, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto ROY G. SHOCKEY and ROBERT L. PENNY,

of the County of Bexar and State of Texas, all of the following described real property in Bandera County, Texas, to-wit:
Being 23.641 acres of land, more or less, out of Survey No. 68, Wm. Kelly, A-219, being the S.W part of a 110.286 acre tract (more or less) known as the Slinksy Place, in Bandera County, Texas, about 3 mi. East from the Town of Medina, and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof. LESS, HOWEVER, 0.43 acres of land

APPROVED AND DELIVERED

out of said 23.641 acre which is a 20' Roadway as described in Exhibit "C" attached hereto. Also, there is hereby conveyed to grantees herein, their heirs and assigns forever, the free and uninterrupted use, right to maintain, liberty, privilege and easement of passing over and across the road situated in Bandera County, Texas described in Exhibits "B" and "C" attached hereto and made a part hereof; together with free ingress, egress, regress to and for the grantees herein, their heirs and assigns forever and his and their tenants and guests, as by him or them shall be necessary or convenient at all times and forever, over and across said roadway, in common with me, the grantor herein, my heirs and assigns forever, and my tenants and guests and in common with B. E. Kyle and W. W. Kyle, III, their heirs, assigns, guests and tenants forever.

This conveyance is made and accepted subject to the following set forth covenants and restrictions running with the title of the hereinabove described land forever, and such covenants and restrictions shall be enforceable by injunctive relief by Grantor herein or by Grantees herein, their heirs or assigns forever, and/or the Grantor herein and/or his successors in title in anyone or all of the other tracts out of the 110.286 acre tract the hereinabove described land is a part of, to-wit: (1) No mobile homes shall be allowed on this property. (2) This property shall not be resold in pieces smaller than ten (10) acres for a period of ten (10) years from the effective date of this deed. (3) None of this property shall be used or maintained as a dumping ground for garbage or other refuse. (commercially) (4) None of this property shall be used for a junk yard or junk car lot. (5) No swine or fowl shall be held on this property for commercial purposes. This conveyance is also made and accepted subject to E.E.A. easements not of record but as they exist on the ground according to plat of said 23.641 acre tract prepared by C. O. Bauerlein, dated July 2, 1983.)

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, their successors, heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

This conveyance is made subject to and the Grantees herein do not assume payment of the unpaid balance of that certain \$169,620.00 indebtedness described in and secured by a Deed of Trust dated July 19, 1983, executed by M. L. Stone, Trustee and payable to order of Arnel Bruce Foreman, Jr. and wife, Marianna Foreman, but Grantor as well as any other owner and holder of Grantees' \$75,968.00 Note shall be obligated to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of such installments as and when due, then, so long as Grantees are not in default in the payment of Grantees aforesaid \$75,968.00 Note, or in default in the performance of the covenants of the Deed of Trust securing said Note, Grantees shall have the right to pay any such installment or installments and to receive credit upon Grantees' \$75,968.00 Note for all sums so paid, and in such manner as Grantees shall direct, as of the date of such payment.

Upon payment by Grantees herein of said \$75,968.00 Note in full, Grantor herein shall immediately obtain and file a Release of the liens on said 23.641 acres hereinabove described securing said \$169,620.00 Note at no extra expense or cost to Grantees herein.

EXECUTED this 19th day of July, A. D. 19 83

M L Stone
.....
M. L. STONE, TRUSTEE
.....
.....

23.641 Acres

VOL 228 PAGE 347

EXHIBIT "A"

Field Notes of a survey of 23.641 acres of land, more or less, out of Sur. No. 68, Wm. Kelly, A-219, being the S.W. part of a 110.286 acre tract, more or less, known as the Slinisky Place, in Bandera County, Texas about 3. mi. East from the Town of Medina.

Beginning at a 1/2" steel pin set for the N.W. corner of a 37.546 acre tract (more or less) out of Slinisky Place, on the South line of a 25.110 acre tract (more or less) out of said Slinisky Place and being 1020.10' S50°51'E from the upper river corner of Sur. No. 68, Wm. Kelly.

Thence S 77°25'W- 440.89' with the South line of said 25.110 acre tract to it's S.W. corner on the East bank of Medina River. At 430.02' a nail in a 24" cypress.

Thence along the East bank of said river as follows:

- S 30°27'E- 25.00' to a 1/2" steel pin;
- S 1°52'W- 241.70' " " " " " ;
- S 6°32'W- 408.40' " " " " " ;
- S 29°04'W- 94.62' " " " " " ;
- S 16°43'W- 55.47' to a nail on center line of road ;
- S 16°41'W- 244.32' to a 1/2" steel pin ;
- S 48°22'W- 47.92' " " " " " ;
- S 5°40'W- 160.38' " " " " " ;
- S 1°01'W- 152.20' " " " " " ;
- S 22°07'E- 158.50' " " " " " ;
- S 35°02'E- 116.90' " " " " " ;
- S 43°32'E- 289.50' " " " " " ;
- S 69°15'E- 146.70' to a 1/2" steel pin on the West line of above mentioned 37.546 acre tract.

Thence with the West line of said 37.546 acre tract as follows:

- N 19°44'E- 119.11' to a 1/2" steel pin ;
- N 2°22'E- 157.88' " " " " " ;
- N 20°07'E- 318.38' " " " " " ;
- N 17°40'E- 666.83' " " " " " ;
- N 9°25'W- 522.92' " " " " " ;
- N 16°25'W- 273.90' to place of beginning.



I, C.O. Bauerlein, County Surveyor of Bandera County, do hereby certify that the foregoing Field Notes were made by me from my survey on the ground.

July 9, 1983

C.O. Bauerlein

Note: See plat for road easement and REA line on this tract.

Registered Public Surveyor No. 1639

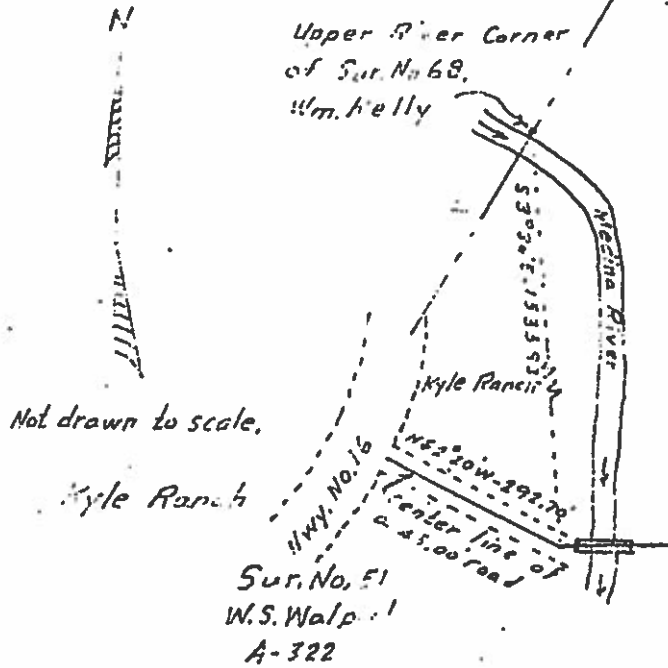
M.A.L.

VOL 228 PAGE 348

EXHIBIT "b"

Upper River Corner
of Sur. No. 68,
Wm. Kelly

Sur. No. 68
Wm. Kelly
A-219



Not drawn to scale.

Kyle Ranch

Sur. No. 51
W.S. Walpool
A-322

Plat and Field Notes of the center line of a 45.00 existing road across a part of Kyle Ranch between the East line of Hwy. No. 16 and the West bank of Medina River, and being in Sur. No. 51, W.S. Walpool, A-322 about 3. mi. S.E. from the Town of Medina.

Beginning at a nail on the center line of existing road, on the west bank of Medina River, and being 1535.93 - S 3° 36' E from the upper river corner of Sur. No. 68, Wm. Kelly.

Thence N 62° 20' W - 292.70' with the center line of said 45.00 road to a nail on the S.E. line of Hwy. No. 16.

I, C.O. Bauerlein, County Surveyor of Bandera County, do hereby certify that the foregoing Field Notes were made by me from my survey on the ground.
June 8, 1987



SIGNED FOR DUPLICATION:
M.A. Jones, Taster

C.O. Bauerlein
Registered Public Surveyor No. 1639

EXHIBIT "b"

20' Road

EXHIBIT C

VOL 228 PAGE 349

Field Notes of a survey of the NW line of a 20.00 private road across part of a 110.286 acre tract of land out of Sur. No. 68, Wm. Kelly, A 319, known as the Slinsky Place, in Bandera County, Texas about 3 mi. East from the Town of Medina.

Beginning at a 1/2" steel pin set 10.00'-N16°43'E from a nail on the center line of existing road near the East end of a bridge.

Thence crossing a 23.641 acre tract (more or less) out of said Slinsky Place as follows:
S 85° 20' E - 110.15' to a 1/2" steel pin;
N 41° 39' E - 628.14' " " " " "
N 16° 51' E - 178.88' " " " " " on the West line of a 37.546 acre tract (more or less) out of said Slinsky Place.

Thence with the West line of said 37.546 acre tract as follows:
N 11° 25' W - 373.90' to a 1/2" steel pin on the South line of a 25.110 acre tract (same Place).
N 50° 55' E - 287.10' to a 1/2" steel pin set for the North corner of said 37.546 acre tract, on the S.W. line of a 23.989 acre tract (more or less) out of said Slinsky Place, and being 115.00' - S 65° 28' E from the upper river corner of Sur. No. 68, Wm. Kelly.

I, C.O. Bauerlein, County Surveyor of Bandera County, do hereby certify that the foregoing Field Notes were made by me from my survey on the ground.

July 9, 1983

C.O. Bauerlein
Registered Public Surveyor No. 1637

SIGNED FOR IDENTIFICATION:
M.A. Alon, Trustee



EXHIBIT "C"

Mailing address of each grantee:

VOL 228:BE 350

Name: Roy G. Shockey
Address: 935 Coker Loop Road North
San Antonio, Texas 78216

Name: Robert L. Penny
Address: 935 Coker Loop Road North
San Antonio, Texas 78216

(Acknowledgment)

STATE OF TEXAS
COUNTY OF BANDERA

This instrument was acknowledged before me on the 20th day of July, 1983, by M. L. Stone, in the capacity therein stated.

My commission expires:
November 30, 1984

Jimmye A. Kramer
Notary Public, State of Texas
Notary's printed name: Jimmye A. Kramer

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

My commission expires: _____
Notary Public, State of Texas
Notary's printed name: _____

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19____, by _____

My commission expires: _____

THE STATE OF TEXAS
COUNTY OF BANDERA

I, VERA KING, COUNTY CLERK, hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 29th day of July A.D., 1983 at 3:25 O'Clock P. M., and recorded on the 10th day of Aug A.D., 1983 at 11:05 O'Clock A. M., in Volume 228 of Page 345-350 of the Official Public Records of said County.

WITNESS MY HAND and Seal of the County Court of said County of BANDERA the day and year last above written.



VERA KING, County Clerk
Bandera County, Texas
by Aundee Kirkindall
Aundee Kirkindall deputy

37702

FILED FOR RECORD

AFTER RECORDING RETURN TO:

RONALD M. JACKSON
ATTORNEY AT LAW
P. O. BOX 982
BANDERA, TEXAS 78003

This 29 day of July A.D., 1983

at 3:25 O'Clock P. M.

Vera King
County Clerk, Bandera County, Texas

By Olga Schmitt

WARRANTY DEED WITH VENDOR'S LIEN

0128543

Date: December 27, 2001

Grantor: Roy G. Shockey and, joined by his wife, Palmira Shockey

Grantor's Mailing Address (including county):

Grantee: Robert L. Penny aka R.L. Penny and Sandra B. Penny, married to each other

Grantee's Mailing Address (including county):

326 Clutter Ave., San Antonio, TX 78214

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date, in the principal amount of \$67,200.00 and is executed by Grantee, payable to the order of Bank of America, N.A. The note is secured by a vendor's lien retained in favor of Bank of America, N.A. to the extent of \$67,200.00 in this deed, and by a deed of trust of even date, from Grantee to PRLAP, Inc., Trustee, against 11.83 acres, more or less, out of the 23.641 acres described in Exhibit A. Said 11.83 acres being described in Exhibit B attached hereto and made a part hereof.

Bank of America, N.A., at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien to the extent of \$67,200.00 and superior title to the property described in Exhibit B are retained for the benefit of Bank of America, N.A. and are transferred to Bank of America, N.A. without recourse on Grantor.

Property (including any improvements):

Being 23.641 acres, more or less, out of Survey No. 88, Abstract 219, of Bandera County, Texas; and being more particularly described in Exhibit A attached hereto, LESS AND EXCEPT, Being 0.43 acres, more or less, out of Survey 88, Abstract 219, also known as a Private Road, of Bandera County, Texas; and being more particularly described in Exhibit B attached hereto and made a part hereof for all purposes.

Reservations From and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee *all their right, title and interest in the property*, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds

0
R
0
0
J
N
7
0
0
1
6
W

0
R
0
0
5
7
7
0
0
1
3
4

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.

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

Roy G. Shockey
Roy G. Shockey
Palmira Shockey
Palmira Shockey

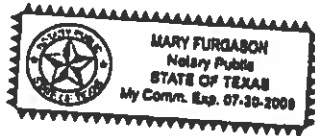
ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF BEXAR

§
§

This instrument was acknowledged before me on Jan 4, 2002, by Roy G. Shockey and Palmira Shockey

Mary Furgason
Notary Public, State of Texas



PREPARED IN THE OFFICE OF:
Kenneth R. Cooper
14607 San Pedro, Ste. 130
San Antonio, Texas 78232

AFTER RECORDING RETURN TO:
Robert L. Penny
328 Cluster Ave.
San Antonio, TX 78214

Linda Schatt
Chicago Title Co.
14607 San Pedro, Ste. 175
San Antonio, TX 78232

0
R
0
0
5
7
7
0
0
1
3
6

Thence with the East line of the herein described 23.65 acre tract and the West line of the aforesaid 37.546 acre tract, the following six calls; North 19° 37' 40" East, a distance of 119.22 feet to a one half inch steel pin found for an angle point; North 02° 23' 00" East, a distance of 157.76 feet to a one half inch steel pin found for an angle point; North 20° 06' 40" East, a distance of 318.38 feet to a one half inch steel pin found for an angle point; North 17° 40' 00" East, a distance of 666.84 feet to a one half inch steel pin found for an angle point; North 09° 24' 57" West, a distance of 522.54 feet to a one half inch steel pin found for an angle point and North 16° 22' 56" West, a distance of 274.27 feet to the POINT OF THE BEGINNING.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 18" X 24" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PINS SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 228, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on October 29, 2001.



Jerry D. Wilkie, Jr.
Registered Professional Land Surveyor No. 4724
Job Number 7838



0
R
0
0
5
5
7
7
0
0
1
3
7

EXHIBIT "B"
20.0 FOOT ROAD EASEMENT

STATE OF TEXAS
COUNTY OF BANDERA

Field notes of a survey of the Northwest line of a 20.0 foot private road across part of a 110.286 acre tract of land out of Survey No. 68, Wm. Kelly, Abstract 219, known as the Slinsky Place, in Bandera County, Texas;

Beginning at a one half inch steel pin set North 15° 49' 02" East, a distance of 10.0 feet from the center line of an existing road near the East end of a bridge;

Thence crossing a 23.65 acre tract out of the Slinsky Place as follows; South 85° 20' 00" East, a distance of 110.15 feet to a one half inch steel pin set for an angle point; North 44° 39' 00" East, a distance of 628.14 feet to a one half inch steel pin found for an angle point; North 16° 51' 00" East, a distance of 198.88 feet to a one half inch steel pin found for an angle point and being in the west line of a called 37.546 acre tract as described in a deed to Evan K. Woolley and Athlyn Silver Woolley, recorded in Volume 374, Page 884 of the Official Records of Bandera County, Texas; North 16° 22' 56" West, a distance of 274.27 feet to a one half inch steel pin set for the Northeast corner of a 23.65 acre tract and the South line of a 25.11 acre tract, recorded in Volume 227, page 774 Official Public Records of Bandera County, Texas and North 50° 55' 00" East, a distance of 287.60 feet to a one half inch steel pin set for the North corner of said 37.546 acre tract and being on the Southwest line of a 23.989 acre tract out of Slinsky Place and being 1115.00 feet, South 65° 28' 00" East, from the upper river corner of Survey No. 68, Wm. Kelly;

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 18" X 24" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PINS SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 228, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on October 29, 2001.

Jerry D. Wilkie, Jr.
Jerry D. Wilkie, Jr
Registered Professional Land Surveyor No. 4724
Job Number 7838



0128543

0
R
0
0
0
7
7
0
0
1
3
0

MTC GF#200112617

FILED BY:
Moore Title Company
1144 Pecan Street
PO Box 98
Bandera, TX 78003

*Filed for Record in
Bandera County*

On: Jan 09, 2002 at 04:27PM

*As a
Recording*

Document Number: 0128543

Amount 19.00

Receipt Number - 24639

*By:
Patty Beagles*

*Any provision herein which restricts the sale,
rental or use of the described real property
because of color or race is invalid and
unenforceable under Federal Law.
STATE OF TEXAS
COUNTY OF BANDERA*

*I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the named records of:
Bandera County
as stamped herein by me.*

Jan 09, 2002

*Service Dates,
Bandera County Clerk*

SPECIAL WARRANTY DEED

Date: April 30, 2018

Grantor: SANDRA PENNY

Grantor's Mailing Address: 326 Clutter Ave., San Antonio, Texas 78214

Grantee: ROBERT LEE PENNY

Grantee's Mailing Address: 239 Slinsky Rd., Medina Texas

Consideration:

THAT THE UNDERSIGNED, SANDRA PENNY, hereinafter referred to as "Grantor", pursuant to the Decree of Divorce styled "In the Matter of Marriage of Robert Lee Penny and Sandra Penny", Cause No. CVDC-17-0000238, has GRANTED, and CONVEYED, and by these presents does hereby GRANT, and CONVEY unto ROBERT LEE PENNY all of my interest in the real property described as follows:

239 Slinsky Road, Bandera County, Texas, also known as Slinsky Place and more specifically described as Being 23.65 acres, more or less, out of Survey No. 68, Abstract 219, of Bandera County Texas and more specifically described in the attached Exhibits A and B.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of records.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, to warrant and forever defend all singular the property to Grantee, 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 reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

EXECUTED on April 18.

Sandra B Penny
SANDRA PENNY

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument acknowledged before me on the April 30, 2018, by
SANDRA PENNY.



Yolanda Dominguez
NOTARY PUBLIC
State of Texas

Yolanda Dominguez
PRINTED NAME OF NOTARY
MY COMMISSION EXPIRES: 2-7-22

Hand Delivered To:

Bob Garza

0128543

OR

00577

00135

EXHIBIT "A"
23.65 ACRES

STATE OF TEXAS
COUNTY OF BANDERA

Field notes for 23.65 acres of land out of Survey No. 68, Abstract Number 219, Bandera County, Texas and being the Southwest part of a called 110.286 acre tract known as the Slinsky Place, in Bandera County, Texas and being the same land as described in a deed to Roy G. Shockey and Robert L. Penny, recorded in Volume 228, Page 345 of the Official Public Records of Bandera County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a one half inch steel pin set for the Northeast corner of the herein described 23.65 acre tract and being on the northwest line of a 20 foot wide road easement and being the Northwest corner of a called 37.546 acre tract as described in a deed to Evan K. Woolley and Athlyn Silver Woolley, recorded in Volume 374, Page 884 of the Official Public Records of Bandera County, Texas. Said Point of Beginning also being on the South line of a called 25.110 acre tract of land as described in a deed to Rodney J. Camp and Martha O. Camp, recorded in Volume 227, Page 774 of the Official Public Records of Bandera County, Texas;

Thence with the North line of this tract and being the South line of the aforesaid 25.110 acre tract, South 77° 25' 00" West, at a distance of 325.20 feet to a one half inch steel pin found on line; in all a distance of 441.48 feet to a one half inch steel pin set for the Southwest corner of said 25.110 acre tract, the Northwest corner of the herein described 23.65 acre tract and being on the East bank of the Medina River. From said point a 60D nail found in a cypress tree bears North 77° 25' 00" East, a distance of 10.38 feet;

Thence along the East bank of the Medina River the following five calls; South 30° 27' 00" East, a distance of 25.00 feet to a one half inch steel pin set for an angle point; South 01° 51' 35" West, a distance of 241.39 feet to a one half inch steel pin found for an angle point; South 06° 32' 02" West, a distance of 408.71 feet to a one half inch steel pin found for an angle point; South 29° 21' 42" West, a distance of 96.31 feet to a one half inch steel pin found for an angle point and South 15° 49' 02" West, a distance of 51.15 feet to a one half inch steel pin set for an angle point of this tract. (From this point a one half inch steel pin set for the northwest corner of a 20 foot wide road being further described in Exhibit "B", bears North 15° 49' 02" East, a distance of 10.0 feet);

Thence continuing along the East bank of the Medina River, the following eight calls; South 16° 38' 43" West, a distance of 244.18 feet to a one half inch steel pin found for an angle point; South 48° 32' 07" West, a distance of 48.12 feet to a one half inch steel pin found for an angle point; South 05° 37' 02" West, a distance of 160.43 feet to a one half inch steel pin found for an angle point; South 01° 02' 52" West, a distance of 152.20 feet to a one half inch steel pin set for an angle point; South 22° 10' 31" East, a distance of 158.15 feet to a one half inch steel pin found for an angle point; South 34° 55' 03" East, a distance of 117.21 feet to a one half inch steel pin set for an angle point; South 43° 32' 00" East, a distance of 289.50 feet to a one half inch steel pin set for an angle point and South 69° 15' 40" East, a distance of 146.68 feet to a one half inch steel pin found for the South corner of the herein described tract and being on the West line of the aforesaid 37.546 acre tract;

0128543

0
R
0
0
5
7
7
0
0
1
3
6

Thence with the East line of the herein described 23.65 acre tract and the West line of the aforesaid 37.546 acre tract, the following six calls; North 19° 37' 40" East, a distance of 119.22 feet to a one half inch steel pin found for an angle point; North 02° 23' 00" East, a distance of 157.76 feet to a one half inch steel pin found for an angle point; North 20° 06' 40" East, a distance of 318.38 feet to a one half inch steel pin found for an angle point; North 17° 40' 00" East, a distance of 666.84 feet to a one half inch steel pin found for an angle point; North 09° 24' 57" West, a distance of 522.54 feet to a one half inch steel pin found for an angle point and North 16° 22' 56" West, a distance of 274.27 feet to the POINT OF THE BEGINNING.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 18" X 24" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PINS SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 228, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on October 29, 2001.



Jerry D. Wilkie, Jr
Registered Professional Land Surveyor No. 4724
Job Number 7838



0128543

OR

00577

00137

EXHIBIT "B"
20.0 FOOT ROAD EASEMENT

STATE OF TEXAS
COUNTY OF BANDERA

Field notes of a survey of the Northwest line of a 20.0 foot private road across part of a 110.286 acre tract of land out of Survey No. 68, Wm. Kelly, Abstract 219, known as the Slinsky Place, in Bandera County, Texas;

Beginning at a one half inch steel pin set North 15° 49' 02" East, a distance of 10.0 feet from the center line of an existing road near the East end of a bridge;

Thence crossing a 23.65 acre tract out of the Slinsky Place as follows; South 85° 20' 00" East, a distance of 110.15 feet to a one half inch steel pin set for an angle point; North 44° 39' 00" East, a distance of 628.14 feet to a one half inch steel pin found for an angle point; North 16° 51' 00" East, a distance of 198.88 feet to a one half inch steel pin found for an angle point and being in the west line of a called 37.546 acre tract as described in a deed to Evan K. Woolley and Athlyn Silver Woolley, recorded in Volume 374, Page 884 of the Official Records of Bandera County, Texas; North 16° 22' 56" West, a distance of 274.27 feet to a one half inch steel pin set for the Northeast corner of a 23.65 acre tract and the South line of a 25.11 acre tract, recorded in Volume 227, page 774 Official Public Records of Bandera County, Texas and North 50° 55' 00" East, a distance of 287.60 feet to a one half inch steel pin set for the North corner of said 37.546 acre tract and being on the Southwest line of a 23.989 acre tract out of Slinsky Place and being 1115.00 feet, South 65° 28' 00" East, from the upper river corner of Survey No. 68, Wm. Kelly;

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 18" X 24" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PINS SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 228, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on October 29, 2001.

Jerry D. Wilkie, Jr.
Jerry D. Wilkie, Jr
Registered Professional Land Surveyor No. 4724
Job Number 7838



Filed for Record in:
Bandera County

On: May 03, 2018 at 10:39A

As a
Recording

Document Number: 00225163

Amount 42.00

Receipt Number - 137059

By,
Debra Dush

Any provision herein which restricts
the sale, rental or use of the
described real property because
of color or race is invalid and
unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

May 03, 2018

Candy Wheeler, County Clerk
Bandera County

SPECIAL WARRANTY DEED

Date: May 3, 2018

Grantor: ROBERT LEE PENNY

Grantor's Mailing Address: 239 Slinsky Rd., Medina Texas

Grantee: PAULA SUE PENNY and L. T. PENNY

Grantee's Mailing Address: 300 Polo Pony, Liberty Hill. Texas 78642

Consideration:

THAT THE UNDERSIGNED, ROBERT LEE PENNY, hereinafter referred to as "Grantor", has GRANTED, and CONVEYED, and by these presents does hereby GRANT, and CONVEY unto PAULA PENNY and L. T. PENNY all of my interest in the real property described as follows:

239 Slinsky Road, Bandera County, Texas, also known as Slinsky Place and more specifically described as Being 23.65 acres, more or less, out of Survey No. 68, Abstract 219, of Bandera County Texas and more specifically described in the attached Exhibits A and B.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of records.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor, Grantor's heirs, executors, administrators, successors, to warrant and forever defend all singular the property to Grantee, 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 reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

EXECUTED on May 3, 2018.

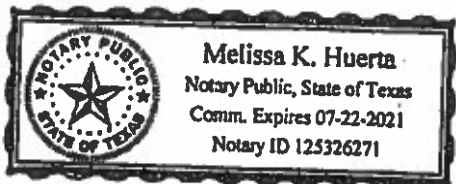


ROBERT LEE PENNY

STATE OF TEXAS

COUNTY OF ~~BEXAR~~ BANDERA

The foregoing instrument was acknowledged before me on the May 3, 2018, by SANDRA PENNY.



Melissa K Huerta
 NOTARY PUBLIC
 State of Texas

Melissa K Huerta
 PRINTED NAME OF NOTARY
 MY COMMISSION EXPIRES: 7/22/21

Hand Delivered To:

Bob Garza

0128543

OR
00577
00136

Thence with the East line of the herein described 23.65 acre tract and the West line of the aforesaid 37.546 acre tract, the following six calls; North 19° 37' 40" East, a distance of 119.22 feet to a one half inch steel pin found for an angle point; North 02° 23' 00" East, a distance of 157.76 feet to a one half inch steel pin found for an angle point; North 20° 06' 40" East, a distance of 318.38 feet to a one half inch steel pin found for an angle point; North 17° 40' 00" East, a distance of 666.84 feet to a one half inch steel pin found for an angle point; North 09° 24' 57" West, a distance of 522.54 feet to a one half inch steel pin found for an angle point and North 16° 22' 56" West, a distance of 274.27 feet to the POINT OF THE BEGINNING.

(REFERENCE IS HEREBY MADE TO A SURVEY PLAT ON 18" X 24" PAPER PREPARED THIS SAME DATE.)

(ALL STEEL PINS SET ARE CAPPED WITH RED CAP STAMPED 4724 UNLESS OTHERWISE NOTED.)

(BEARINGS BASED ON PLAT RECORDED IN VOLUME 228, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.)

I, Jerry D. Wilkie, Jr., Registered Professional Land Surveyor hereby certify that these field notes were prepared from an actual survey made on the ground under my direction and supervision on October 29, 2001.



Jerry D. Wilkie, Jr
Registered Professional Land Surveyor No. 4724
Job Number 7838



Filed for Record in:
Bandera County

On: May 03, 2018 at 10:39A

As a
Recording

Document Number: 00225164

Amount 42.00

Receipt Number - 137059

By,
Debra Dusosh

Any provision herein which restricts
the sale, rental or use of the
described real property because
of color or race is invalid and
unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this
instrument was filed on the date and
time stamped hereon by me and was
duly recorded in the volume and
and page of the official records of:
Bandera County
as stamped hereon by me.

May 03, 2018

Candy Wheeler, County Clerk
Bandera County