

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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

THE STATE OF TEXAS *
 * KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MASON *

That **CG LAND COMPANY, LLC**, a Texas Limited Liability Company, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 in the principal sum of \$226,200.00, payable to the order of Capital Farm Credit, ACA, as agent/nominee and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default 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 to Jeffrey C. Norte, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **Vanessa Nunez and James Temple**, of the County of Williamson, all that certain tract or parcel of land, situated in Mason County, Texas, and being more particularly described as follows:

First Tract: Being a 10.11 acres, comprised of approximately 5.97 acres out of the H. Meyer Survey No. 237, Abstract 677, and 1.74 acres out of the H. Meyer Survey No. 236, Abstract 676, and 2.40 acres of the H. Meyer Survey No. 238, Abstract 679 and is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason; and more fully described by metes and bounds in Exhibit "A", attached hereto and made a part thereof for all purposes.

Second Tract: Being a 11.92 acres, comprised of approximately 7.30 acres out of the H. Meyer Survey No. 239, Abstract 674, and 4.62 acres out of the H. Meyer Survey

No. 238, Abstract 675, and is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason; and more fully described by metes and bounds in Exhibit "B", attached hereto and made a part thereof for all purposes.

And for the same consideration set out above, **CG LAND COMPANY, LLC**, does additionally GRANT, SELL, AND CONVEY unto the said **Vanessa Nunez and James Temple** that certain non-exclusive easement, being a 40-foot wide road easement out of the H. Meyer Survey No. 236, Abstract No. 676, the H. Meyer Survey No. 237, Abstract No. 677 and the H. Meyer Survey No. 239, Abstract No. 674, in Mason County, Texas; said access easement being more particularly described in Exhibit "C" attached hereto.

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, its successors and assigns, all of the mineral rights owned by Grantor in all of the oil, gas and other minerals in and under and that may be produced from the property herein conveyed.

This conveyance is made and accepted SUBJECT TO the following:

1. Any portion of the property described herein within the limits or boundaries of any public or private roadway and/or highway, and the rights of others to use that portion of the property that lies within the boundaries of the easement tract herein conveyed.
2. Visible and apparent easements on or across the property herein described, the existence of which does not appear of record, including but not limited to the rights or claims of others to use that road designated as Union School Road on plat prepared by Jason McMillan, R.P.L.S. No. 6279 and dated July 28, 2021.
3. Rules and Regulations of Hickory Underground Water Conservation District as set forth by instruments recorded in Volume 83, Page 499 and Volume 83, Page 503 of the Deed Records of Mason County, Texas.
4. Easement dated December 5, 1990, executed by James Hoffman to Central Texas Electric Cooperative, Inc., recorded in Volume 107, Page 529, Deed Records of Mason County, Texas.
5. Easement dated July 31, 1997, executed by James K. Hoffman to Central Texas Electric cooperative, Inc. recorded in Volume 145, Page 81, real Property records of Mason County, Texas.

6. Easement granted by Mrs. Walter S. Durst to Central Texas Electric Cooperative, Inc., recorded in Volume 96, Page 201, Deed Records of Mason County, Texas.

7. Easement granted by Elfreida Durst et al to Kenneth Durst, Doris Dannheim and Brenda Comer, dated December 19, 1992, recorded in Volume 114, Page 74, Deed Records of Mason County, Texas.

8. Easement dated August 13, 2021, executed by CG Land Company, LLC to Central Texas Electric Cooperative, Inc., recorded in Volume 338, Page 122 of the Official Public Records of Mason County, Texas.

9. The restrictions more fully described and attached hereto in Exhibit "D."

10. Current ad valorem taxes on the property having been prorated to the date of closing, the payment thereof is assumed by grantee.

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 grantees, their heirs and assigns forever; and CG Land Company, LLC does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his 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.

Capital Farm Credit, ACA, as agent/nominee, at the instance and request of the grantees 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 herein before described \$226,200.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the

benefit of Capital Farm Credit, ACA, as agent/nominee, and the same are hereby TRANSFERRED AND ASSIGNED to said Capital Farm Credit, ACA, as agent/nominee.

EXECUTED this 16th day of February, 2022.

CG LAND COMPANY, LLC

By: 
Johnnie Melvin, Manager

THE STATE OF TEXAS §

COUNTY OF Hays §

This instrument was acknowledged before me on the 16th day of February 2022, by, Johnnie Melvin, Manager of CG LAND COMPANY, LLC.


Notary Public, State of Texas

The mailing address of the grantee is:
Vanessa Nunez and James Temple
121 Kendra Drive
Liberty Hill, Texas 78642



STATE OF TEXAS
COUNTY OF MASON

Exhibit A

Field notes of a 10.11-acre tract of land, being out of a 616.51-acre tract of land conveyed from LJS Ranches, LTD to CG Land Company, LLC by Warranty Deed with Vendor's Lien dated June 1, 2021 and recorded in Volume 335, Page 300 of the Official Public Records of Mason County, Texas;

Said 10.11-acre tract is comprised of approximately 5.97-acres of the H. Meyer Survey No. 237, Abstract 677, 1.74-acres of the H. Meyer Survey No. 236, Abstract 676, and 2.40-acres of the H. Meyer Survey No. 238, Abstract 679, is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason, and is described by metes and bounds as follows:

Beginning at a point in the approximate centerline of a private road know as Union School Road, the north boundary of a 10.46-acre tract of land described as Tract 8 surveyed on July 28, 2021, by MQI Land Surveying, at the southwest corner of a 10.01-acre tract of land described as Tract 10, surveyed this date, for the southerly southeast corner of this tract; whence a ½" iron rod found at the called occupational common corner of the E. Johnson Survey No. 125, Abstract 1242, the H. Meyer Survey No. 236, Abstract 676, the F.M. Winchester Survey No. 27, Abstract 1290, and the E.G. Roszbach Survey No. 227, Abstract 811; at the northeast corner of a 360.20-acre tract of land conveyed from Donald L. Durst to Bar U Management, LLC by Special Warranty Deed dated February 15, 2008 and recorded in Volume 223, Page 277 of the Real Property Records of Mason County, Texas; at the southeast corner of a 160.00-acre tract of land conveyed to Kenneth Durst by Deed recorded in Volume 85, Page 50 of the Deed Records of Mason County, Texas; and in the west boundary of said 616.51-acre tract bears South 56°03'50" West, a distance of 2948.28 feet;

Thence North 70°03'16" West along the approximate centerline of said Union School Road, the north boundary of said 10.46-acre tract, and a south line of this tract, a distance of 60.57 feet to a point in the approximate centerline of said Union School Road, at the southeast corner of a 10.45-acre tract of land described as Tract 12 surveyed this date, for the southwest corner of this tract;

Thence North 27°48'48" East along the southeast boundary of said Tract 12 and the northwest line of this tract, at 20.19 feet pass a ½" iron rod set in the north line of a proposed 40' wide Road Easement surveyed July 28, 2021 by MQI Land Surveying, in all a total distance of 793.83 feet to a ½" iron rod set at an angle corner of said Tract 12, for an angle corner of this tract;

Thence North 12°32'13" East along the east line of said Tract 12 and west line of this tract, a distance of 744.96 feet to a ½" iron rod set in the south line of an 11.92-acre tract of land described at Tract 17, surveyed this date, at the northeast corner of said Tract 12, for the northwest corner of this tract;

Thence South 89°46'21" East along the south line of said Tract 17 and the north line of this tract, a distance of 425.88 feet to a ½" iron rod set in the west line of a 140.00-acre tract described as Tract 2 conveyed from Edgar Stockton Laird to Mary L. Laird by Warranty Deed dated March 2, 1988 and recorded in Volume 96, Page 240 of the Deed Records of Mason County, Texas; in the northerly east line of said 616.51-acre tract, at the southeast corner of said Tract 17, for the northeast corner of this tract;

Thence South 01°46'11" East along the west line of said 140.00-acre tract, the northerly east line of said 616.51-acre tract, and the east boundary of this tract, a distance of 229.03 feet to a point at the southwest corner of said 140.00-acre tract, an interior corner of said 616.51-acre tract, the northwest corner of an 11.99-acre tract described as Tract 9, surveyed this date, for an angle corner of this tract; whence a ½" iron rod found bears North 47°18'26" West, 0.67 feet;

Thence South 09°45'45" West along the west line of said Tract 9 and the east line of this tract, distance of 669.33 feet to a ½" iron rod set in the west line of said Tract 9, at the northeast corner of said Tract 10, for the northerly southeast corner of this tract;

Thence North $71^{\circ}16'39''$ West along the north line of said Tract 10 and a northerly south line of this tract, a distance of 447.28 feet to a $\frac{1}{2}$ " iron rod set at the northwest corner of said Tract 10, for an interior corner of this tract;

Thence South $27^{\circ}48'48''$ West along the west line of said Tract 10 and southeast line of this tract, at 774.97 feet pass a $\frac{1}{2}$ " iron rod set in the north line of said 40' Road Easement, in all a total distance of 795.16 feet to the point of beginning, containing 10.11-acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

Set $\frac{1}{2}$ " iron rods are $\frac{1}{2}$ " rebar with surveyors cap stamped "MQI".

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of August 2021.



A handwritten signature in black ink, appearing to read "Jm", written over the seal.

Registered Professional Land Surveyor
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.
Job # 21070029-11*

Exhibit A

Exhibit B

STATE OF TEXAS
COUNTY OF MASON

Field notes of an 11.92-acre tract of land, being out of a 616.51-acre tract of land conveyed from LJS Ranches, LTD to CG Land Company, LLC by Warranty Deed with Vendor's Lien dated June 1, 2021 and recorded in Volume 335, Page 300 of the Official Public Records of Mason County, Texas;

Said 11.92-acre tract is comprised of approximately 7.30-acres of the H. Meyer Survey No. 239, Abstract 674 and 4.62-acres of the H. Meyer Survey No. 238, Abstract 675, is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason, and is described by metes and bounds as follows:

Beginning at a ½" iron rod set in the west line of a 140.00-acre tract of land described as Second Tract conveyed from Edgar Stockton Laird to Mary L. Laird by Warranty Deed dated March 2, 1988 and recorded in Volume 96, Page 240 of the Deed Records of Mason County, Texas; in an east line of said 616.51-acre tract, at the southeast corner of an 11.18-acre tract of land described as Tract 18, surveyed this date, for the northeast corner of this tract; whence a ½" iron rod found at the called occupational common corner of the E. Johnson Survey No. 125, Abstract 1242, the H. Meyer Survey No. 236, Abstract 676, the F.M. Winchester Survey No. 27, Abstract 1290, and the E.G. Roszbach Survey No. 227, Abstract 811; at the northeast corner of a 360.20-acre tract of land conveyed from Donald L. Durst to Bar U Management, LLC by Special Warranty Deed dated February 15, 2008 and recorded in Volume 223, Page 277 of the Real Property Records of Mason County, Texas; at the southeast corner of a 160.00-acre tract of land conveyed to Kenneth Durst by Deed recorded in Volume 85, Page 50 of the Deed Records of Mason County, Texas; and in the west boundary of said 616.51-acre tract bears South 43°20'01" West, a distance of 4857.44 feet;

Thence South 01°46'11" East along the west line of said 140.00-acre tract, an east line of said 616.51-acre tract, and the east line of this tract, a distance of 438.97 feet to a ½" iron rod set in the west line of said 140.00-acre tract and an east line of said 616.51-acre tract, at the northeast corner of a 10.11-acre tract of land described as Tract 11, surveyed this date, for the southeast corner of this tract;

Thence North 89°46'21" West along the north line of said Tract 11, the north line of a 10.45-acre tract of land described as Tract 12, surveyed this date, and a south line of this tract, at 425.88 feet pass a ½" iron rod set at the northwest corner of said Tract 11 and the northeast corner of said Tract 12, in all a total distance of 1050.42 feet to a ½" iron rod set at the northwest corner of said Tract 12, the northerly southeast corner of a 10.21-acre tract of land described as Tract 15, surveyed this date, for the southerly southwest corner of this tract;

Thence North 01°46'11" West along the east line of said Tract 15 and the southerly west line of this tract, a distance of 342.22 feet to a ½" iron rod set at the northeast corner of said Tract 15, for an interior corner of this tract;

Thence South 88°13'49" West along the north line of said Tract 15 and a south line of this tract, a distance of 757.74 feet to a ½" iron rod set at the northwest corner of said Tract 15, the northeast corner of a 10.94-acre tract of land described as Tract 16, surveyed this date, for an angle corner of this tract;

Thence South 88°12'43" West along the north line of said Tract 16 and a south line of this tract, at 530.69 feet pass a ½" iron rod set in the southeast boundary of Hickory Grove Road, in all a total distance of 554.36 feet to a point in the approximate centerline of Hickory Grove Road, in the southeast boundary of an 80.335-acre tract of land conveyed from LJS Ranches, LTD to Stephen Kosh and Deborah Kosh by Restrictive Covenant Agreement dated December 18, 2019 and recorded in Volume 321, Page 491 of the Official Public Records of Mason County, Texas; for the northerly southwest corner of this tract;

Thence North 30°23'14" East along the approximate centerline of said Hickory Grove Road, the southeast boundary of said 80.335-acre tract, and a southwest line of this tract, a distance of 70.88 feet to a point in the approximate centerline of said Hickory Grove Road, the

Exhibit B

FIELD NOTES
TRACT 17: 11.92-ACRES

southeast boundary of said 80.335-acre tract, at the southwest corner of said Tract 18, for the northwest corner of this tract;

Thence North $88^{\circ}13'21''$ East along the south line of said Tact 18 and the north line of this tract, at 23.54 feet pass a $\frac{1}{2}$ " iron rod set, in all a total distance of 2324.16 feet to the point of beginning, containing 11.92-acres of land, more or less, subject to all easements of record.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

Set $\frac{1}{2}$ " iron rods are $\frac{1}{2}$ " rebar with surveyors cap stamped "MQI".

I, Jason McMillan, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 2nd day of August 2021.



A handwritten signature in black ink, consisting of a stylized 'J' followed by 'm'.

Registered Professional Land Surveyor
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.
Job # 21070029-17*

STATE OF TEXAS
COUNTY OF MASON

Exhibit C

Field notes of the centerline of a Road Easement, being 40.00 feet in width, and being across a 616.51-acre tract of land conveyed from LJS Ranches, LTD to CG Land Company, LLC by Warranty Deed with Vendor's Lien dated June 1, 2021 and recorded in Volume 335, Page 300 of the Official Public Records of Mason County, Texas;

Said Access Easement is comprised of a portion of the H. Meyer Survey No. 236, Abstract 676, H. Meyer Survey No. 237, Abstract 677, and the H. Meyer Survey No. 239, Abstract 674, is situated in Mason County, Texas, approximately 13.50 miles east of the city of Mason, and is described by metes and bounds as follows:

Beginning at a point in the approximate center line of Union Road, for the west end of the centerline of this Easement; whence a 1/2" iron rod found at the called occupational common corner of the E. Johnson Survey No. 125, Abstract 1242, the said Survey No. 236, the F.M. Winchester Survey No. 27, Abstract 1290, and the E.G. Roszbach Survey No. 227, Abstract 811; at the northeast corner of a 360.20-acre tract of land conveyed from Donald L. Durst to Bar U Management, LLC by Special Warranty Deed dated February 15, 2008 and recorded in Volume 223, Page 277 of the Real Property Records of Mason County, Texas; at the southeast corner of a 160.00-acre tract of land conveyed to Kenneth Durst by Deed recorded in Volume 85, Page 50 of the Deed Records of Mason County, Texas; and in the west boundary of said 616.51-acre tract bears South 06°13'44" West, a distance of 3142.53 feet;

Thence in a generally southeasterly direction along an existing 20-foot-wide easement conveyed from Enima Ruth Cox, et al to James Toeppich by Deed, dated January 15, 1981 and recorded in Volume 70, Page 125 of the Deed Records of Mason County, Texas; and the centerline of this Road Easement as follows:

South 88°30'34" East, a distance of 341.50 feet to a point,
South 77°13'31" East, a distance of 415.26 feet to a point,
South 58°32'32" East, a distance of 73.34 feet to a point,
South 49°15'27" East, a distance of 76.21 feet to a point,
South 32°05'25" East, a distance of 108.21 feet to a point,
South 18°26'58" East, a distance of 114.32 feet to a point,
South 44°08'24" East, a distance of 82.95 feet to a point,
South 20°18'16" East, a distance of 83.37 feet to a point,
South 05°57'58" East, a distance of 101.83 feet to a point,
South 01°46'22" West, a distance of 134.68 feet to a point,
South 26°52'35" East, a distance of 114.59 feet to a point,
South 43°04'29" East, a distance of 176.51 feet to a point,
South 53°03'25" East, a distance of 341.17 feet to a point,
South 61°26'48" East, a distance of 140.25 feet to a point,
South 51°21'10" East, a distance of 108.09 feet to a point,
South 70°03'16" East, a distance of 546.84 feet to a point,
South 85°13'44" East, a distance of 106.65 feet to a point,
South 75°34'16" East, a distance of 74.21 feet to a point,
South 61°32'10" East, a distance of 92.21 feet to a point,
South 76°39'27" East, a distance of 187.49 feet to a point,
South 76°38'11" East, a distance of 263.76 feet to a point,
South 79°16'40" East, a distance of 101.59 feet to a point,

South 48°05'48" East, a distance of 159.11 feet to a point,
 South 16°47'23" East, a distance of 59.62 feet to a point,
 South 12°15'28" West, a distance of 105.71 feet to a point,
 South 29°23'21" East, a distance of 79.66 feet to a point,
 South 70°10'14" East, a distance of 164.50 feet to a point,
 North 87°41'19" East, a distance of 54.59 feet to a point,
 North 52°25'48" East, a distance of 114.37 feet to a point,
 North 73°32'16" East, a distance of 64.44 feet to a point,
 South 76°37'43" East, a distance of 62.33 feet to a point,
 South 69°51'27" East, a distance of 96.71 feet to a point,
 South 76°28'17" East, a distance of 199.38 feet to a point,
 South 83°48'16" East, a distance of 80.18 feet to a point,
 South 62°52'20" East, a distance of 250.49 feet to a point,
 South 80°57'28" East, a distance of 318.87 feet to a point,
 South 76°37'29" East, a distance of 187.21 feet to a point,
 South 79°03'33" East, a distance of 189.60 feet to a point,
 South 73°32'13" East, a distance of 151.72 feet to a point, and
 North 84°58'54" East, a distance of 123.60 feet to a point in the west boundary of said

616.51-acre tract, for the east end of the centerline of this Road Easement.

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

I, Jason McMILLAN, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground this the 28th day of July 2021.



A handwritten signature in black ink, appearing to read "Jm".

Registered Professional Land Surveyor
Texas Registration No. 6279

*A plat accompanies this metes and bounds description.
Job # 21060085*

Exhibit C

CG Land Company LLC

Mason County, Texas

The following are restrictions affecting the above described real property and will be included in the deed of conveyance and shall be deemed covenants running with the land, to-wit:

1. There shall be no mobile homes installed on the property. Cabins and Barndominiums are allowed.
2. All perimeter fences erected on any tract shall be of new material and erected in accordance with professional fence building standards regarding quality and appearance.
3. Except for placement of entrance and other gates, fences, roadways, wells, well houses, and septic systems, nothing shall be stored, placed or erected on any tract nearer than 50 feet from any boundary line of such tract.
4. Livestock are allowed, there shall be no commercial livestock feeding operation conducted on the property.
5. Abandoned or inoperative equipment, vehicles or junk shall not be permitted on any tract. Property owners are to keep their respective tract of land clean and neat in appearance and free of litter at all times.
6. Any livestock feeders and/or structures of any kind shall be a minimum of 50 feet from any property line, fence or road.
7. Any owner or owners may enforce the restrictions.
8. A stamped signature will have the same force and effect as an original signature.

CG Land Company, LLC and/or assignee or tenants shall have the right to graze cattle or livestock on any owner's tract until such time as owner has enclosed the owner's tract by fence; and each owner and their respective heirs, successors and assigns by acceptance of title to an interest in a tract, hereby agree to indemnify and hold harmless CG Land Company, LLC (and their respective tenants or assignees), from and against, and hereby waive and release any claims or causes of action such owner may have with respect to any injuries to any persons or any damages to any properties that may be caused by livestock on an owner's tract.

Exhibit D

FILED
AT 9:15 O'CLOCK P M
ON THE 23 DAY OF February
A.D., 20 22

STATE OF TEXAS
COUNTY OF MASON
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Mason County, Texas.



Pam Beam
County Clerk, Mason County, Texas

Pam Beam
COUNTY CLERK, MASON CO., TEXAS
BY *Cindy Fortman*
DEPUTY

VOL. 344 PAGE 660
RECORDED 2-23-2022