

GRANT OF EASEMENT

79349

THE STATE OF TEXAS X  
 COUNTY OF ANGELINA X

KNOW ALL MEN BY THESE PRESENTS:

That Mrs. J. W. (Blanche) Peavy, a feme sole, of Lufkin, Angelina County, Texas, hereinafter called "GRANTOR", for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to her in hand paid by Joe E. Smith and wife, Evelyn Raye Smith, H. P. Smith and wife, Imogene Diseker Smith, all of Calcasieu Parish, Louisiana, and A. G. Peavy and wife, Dorothy Woodworth Peavy and Frances Clara Peavy, a feme sole, of Angelina County, Texas, said persons hereinafter referred to as "GRANTEES", has granted, sold and conveyed and by these presents does grant, sell and convey unto said GRANTEES, subject to the reservations herein contained, a general utility easement and road right-of-way for foot, vehicular and animal traffic, as well as for construction, installation, repair and maintenance of such roadway and utilities as deemed necessary or convenient at all times hereafter, across that certain tract of land designated as Tract #3 as described in a Deed dated June, 1950 from Emma H. Peavy to J. W. Peavy, as same appears of record in Volume 151, Page 524 of the Deed Records of Angelina County, Texas, said easement running for an approximate distance of 0.19 of a mile and specifically described as follows:

Said Utility Easement and Road Right-of-Way being sixty (60') feet in width, being thirty (30') feet on each side of the centerline of the old dirt Civilian Conservation Corps Road sometimes referred to hereinafter as the "Old CCC Road", constructed across and upon the land referred to above during the mid-1930's by the United States Government; and,

Said easement and right-of-way granted hereby to follow the course as marked and shown as the "Old CCC Road" crossing Tract B, running from Point A to Point B being a distance of approximately 0.19 of a mile as shown on the map attached hereto and made a part hereof and identified herein as EXHIBIT "A", reference to which is hereby made for any and all purposes;

TOGETHER with free ingress, egress, regress to and for the said GRANTEES, both severally and in common with each other, their heirs, assigns and tenants by foot, vehicular and animal traffic and utilities of all types, as by any of them shall be deemed necessary or convenient at all times and seasons forever, in, along, upon and out of said roadway and easement, in common with GRANTOR, the said Mrs. J. W. (Blanche) Peavy, her heirs, assigns and tenants, to have and to hold all and singular the rights and privileges aforesaid to GRANTEES their heirs and assigns, to their proper use, in common with GRANTOR, her heirs, assigns and tenants.

GRANTOR hereby reserves to herself, her successors and assigns all of the oil, gas and other minerals in and under said roadway and easement.

EXECUTED this the 11th day of January, 1974.

Mrs. J. W. (Blanche) Peavy  
Mrs. J. W. (Blanche) Peavy  
GRANTOR

THE STATE OF TEXAS X

COUNTY OF ANGELINA X

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. J. W. (Blanche) Peavy, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 11th day of January, 1974.

Charlyne M. Shauer  
Notary Public, Angelina County,  
Texas



