

11 03332

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

WARRANTY DEED

THE STATE OF TEXAS

§

§

Know All Men By These Presents:

COUNTY OF KERR

§

THAT JOHN KVETON, (being also known as JOHN O. KVETON or JONNIE O. KVETON), joined by wife, SOPHIA KVETON, of Kerr County, Texas (hereinafter referred to jointly as "Grantor") for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by JOHN KVETON and SOPHIA KVETON, Co-Trustees (such Co-Trustees hereinafter referred to as "Grantee") of the JOHN AND SOPHIA KVETON REVOCABLE TRUST (the "Trust"), such Trust having been established under that certain revocable Trust Agreement dated April 29, 2011, by and between JOHN KVETON and SOPHIA KVETON of Kerr County, Texas, as Grantors, and JOHN KVETON and SOPHIA KVETON of Kerr County, Texas, as Co-Trustees, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantee and Grantee's heirs or assigns, all of Grantor's interest in and to the real property together with all improvements situated thereon described (such interest is hereinafter referred to as "Subject Property") as follows:

All that certain tract or parcel of land lying and being situated in the County of Kerr, State of Texas, comprising 40.6 acres of land, out of Original Surveyor No. 376, Luke Freeman, Abstract No. 142, and being out of that tract which was conveyed from Kirt A. Holekamp to Richard George Holekamp by deed dated November 8, 1915, of record in Volume 34 at Page 337 of the Deed Records of Kerr County, Texas, and subject tract being more particularly described by metes and bounds, as follows, to-wit:

BEGINNING at an iron stake set where the NE right-of-way line of Interstate Highway No. 10 intersects the NW line of said Richard George Holekamp tract, and being a SW line of that tract which was conveyed from Richard George Holekamp to Kirt A. Holekamp, by deed dated November 5, 1915, of record in Volume 34 at Page 338 of the Deed Records of Kerr County, Texas, and being located approximately 3490.8 feet S 41° 48' E from the NW corner of Original Survey No. 461, G.F. Holekamp, Abstract No. 187;

THENCE with fence along a SW line of said Kirt A. Holekamp tract, N 46° 37' E (deed calls for N 53-1/2° E, compass read evidently backwards) 1284.4 feet to a fence corner post a re-entrant corner of said Kirt A. Holekamp tract from which a 36 inch live oak bears S 81° W, 8.3 feet;

THENCE with fence a South line of said Kirt A. Holekamp tract, S 56° 55' E, 557.1 feet to an iron stake the NW corner of a separate 21.1 acre tract out of said Richard George Holekamp tract;

THENCE with the West line of said 21.1 acre tract, S 2° 38' W, 860.3 feet, an iron stake, and S 11° 39' E, 232.6 feet to its SW corner;

THENCE with the South line of said 21.1 acre tract, N 79° 19' E, 105.1 feet to an iron stake the NW corner of a separate 23.5 acre tract out of said Richard George Holekamp tract;

THENCE with the West line of said 23.5 acre tract and a separate 20.2 acre tract, S 5° 16' E, 988.2 feet to an iron stake in the NE right-of-way line of said Interstate Highway No. 10;

THENCE with the NE line of said Interstate Highway No. 10, N 47° 23' W, 2176.6 feet to the PLACE OF BEGINNING, comprising 40.6 acres, more or less.

Grantor does hereby convey the Subject Property together with all rights, titles and interests of Grantor in and to any minerals, oil or gas deposits, or other leases of record, roads, easements, streets, and rights-of-way within, under, adjoining, adjacent or contiguous to the Subject Property, and all condemnation awards, reservations and remainders, and together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Kerr County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the

terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Following the conveyance made by this deed, the JOHN AND SOPHIA KVETON REVOCABLE TRUST shall own all of the Subject Property. Taxes for the current year have been prorated and are assumed by Grantee. This conveyance is made subject to all liens or deeds of trust of record. This instrument was prepared without the benefit of a title examination, re-survey, or title insurance.

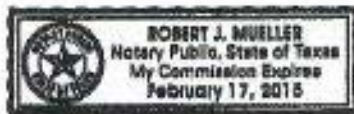
SIGNED and EXECUTED on April 29, 2011.

*John Kveton*  
 \_\_\_\_\_  
 JOHN KVETON, Grantor

*Sophia Kveton*  
 \_\_\_\_\_  
 SOPHIA KVETON, Grantor

THE STATE OF TEXAS           §  
   §  
 COUNTY OF KERR               §

This instrument was acknowledged before me on April 29, 2011, by JOHN KVETON and SOPHIA KVETON.



*Robert J. Mueller*  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

✓ ADDRESS OF GRANTOR & GRANTEE / AFTER RECORDING RETURN:  
 John Kveton and Sophia Kveton, 121-B Bartel Rd., Comfort, TX 78013-3394  
 (830) 995-4624

FILED AND RECORDED  
 At 10:03 o'clock *PM*  
 STATE OF TEXAS  
 COUNTY OF KERR



JUN 08 2011

I hereby verify that this instrument was filed in the file numbered sequence on the date and time stamped herein by me and was duly recorded in the Official Public Records of Kerr County Texas.

Issued Under: Kerr County Clerk  
 By: *Sandra Hull*  
 Deputy