

TWO WITNESSES:

Charles D. Rogers

THE STATE OF TEXAS,

COUNTY OF AUSTIN

BEFORE ME, the undersigned authority,

County, Texas, on this day personally appeared

known to me to be the

Charles D. Rogers

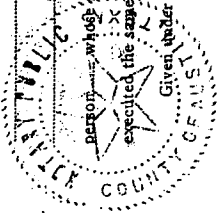
known to me to be the

person whose name is subscribed to the foregoing instrument, and acknowledged to me that he

executed the same for the purposes and consideration therein expressed.

day of May 19 49

W. S. Lee (W.I. Hill)



Notary public in and for

Austin County, Texas

Filed for Record on the 6th day of May, A.D. 1949, at 2:50 o'clock P. M.

Duly Recorded this the 11th day of May, A.D. 1949, at 10:15 o'clock A. M.

LAWRENCE DITERT, County Clerk,
Austin County, Texas.

By *William L. Bryan*, Deputy.

(File No. 673 . Deed from Teresa Macat, et vir. to Emilie Masar, et vir.)

THE STATE OF TEXAS

COUNTY OF AUSTIN

KNOW ALL MEN BY THESE PRESENTS:

That we, Teresa Macat and husband, Joe Macat of Harris County, Texas, for and in consideration of the sum of One Thousand Dollars (\$1000.00 to us paid, and secured to be paid, by Emilie Masar, sometimes known as Amalie Masar, and husband, Joe Masar, of Austin County, Texas, as follows, to-wit: The sum of Six Hundred and twenty-five dollars (\$625.00) cash to us in hand paid by Emilie Masar and husband, Joe Masar, the receipt of which is hereby acknowledged and confessed, and the balance of the consideration in the sum of Three hundred and seventy-five dollars (\$375.00) to us also cash in hand paid and advanced by F. C. Roensch of Austin County, Texas, at the instance and request of Emilie Masar and Joe Masar, as is evidenced by one (1) certain vendor's lien note, bearing date of May 1, 1949, executed by Emilie Masar and husband, Joe Masar, payable on or before five (5) years after date to F. C. Roensch, or order, in the principal sum of \$375.00, bearing interest thereon from date until maturity at the rate of six (6) per centum per annum, the interest payable annually as it accrues at Bellville, Texas, and the note provides that past due interest and said note after maturity shall bear interest at the rate of ten (10) per cent per annum, and failure to pay any installment of interest, shall at the election of the holder mature said note, and provides that if default is made in the payment of said note at maturity and if placed in the hands of an Attorney for collection, or if collected by legal proceedings, the makers agree to pay ten per cent additional on the principal and interest due thereon, as collection fees; and for the aforesaid

consideration, the Grantors herein GRANT, SELL, CONVEY AND ASSIGN the said note hereinabove described, together with the Superior Vendor's Lien and all other rights, title, interest and lien securing the payment of said note to F. C. Roensch without recourse on the grantors herein; Subject to the reservation and exception herein made, have GRANTED, SOLD AND CONVEYED, and by These Presents do GRANT, SELL AND CONVEY unto the said Emilie Masar, sometimes known as Amalie Masar and husband, Joe Masar, of Austin County, Texas, all of our undivided interest in and to all that certain tract or parcel of land, lying and being situated in the State of Texas, County of Austin, being 100.22 acres of land out of the S. F. Austin Four League Reserve and being composed of the following tracts of land, to-wit:

FIRST AND SECOND TRACTS: Being the same land described as the first and second tracts of 98.5 acres and 1.72 acres respectively in that certain deed executed by Josef Esterak, et ux, to Frank Plasek, under date of July 15, 1912, which said deed is duly recorded in Volume 43, pages 44-46, of the Deed Records of Austin County, Texas.

THIRD TRACT: Being 8.08 acres described in that certain deed of John Bravenec, Sr. et ux, to Frank Plasek under date of January 31, 1914, which said deed is duly recorded in Volume 46, pages 34-35, of the Deed Records of Austin County, Texas.

LESS HOWEVER: That certain 8.08 acres described in deed from Frank Plasek, et ux, to John Bravenec, Sr. under date of January 31, 1914, which said deed is duly recorded in Volume 46, pages 35-36, of the Deed Records of Austin County, Texas, leaving a residue of 100.22 acres covered hereby. Reference is here made to all of the foregoing instruments and the record thereof for all purposes.

Subject to the reservation and exceptions hereinafter made,

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 Emilie Masar and husband, Joe Masar, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, administrators and executors, to WARRANT AND FOREVER defend, all and singular the said premises unto the said Emilie Masar and husband, Joe Masar, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained in favor of F. C. Roensch against the above described property, premises and improvements, until the described note, and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

RESERVATION

The Grantors do not reserve unto themselves, their heirs, any interest of any nature in said land, however, this conveyance is made subject to the one-fourth (1/4) Oil, Gas and Other mineral and royalty reservation taken and saved from the above described premises conveyed by Frank Plasek, et ux, to J. A. Neely, et al, by deed dated the 23rd

day of February, A. D. 1934, and recorded in Volume 104, page 127, of the Deed Records of Austin County, Texas, and which said deed was corrected by an instrument dated the 17th day of January, A. D. 1939, recorded in Volume 119, page 229, of the Deed Records of Austin County, Texas, to which deed and correction instrument and the records thereof reference is here made for a complete description of said reservation.

It is expressly agreed and understood that the grantees herein, Emilie Masar and husband, Joe Masar, shall have and hold for themselves, their heirs and assigns, all reversionary right or interest in the said minerals and royalties which grantors may be entitled to, and the warranty herein contained covers and includes the said reversionary interests in said minerals and royalties. It being contemplated that the grantors herein convey all future reversionary interests which they may have in said land to the said Emilie Masar and Joe Masar, as well as the interest in the title which they now hold in said land.

EXCEPTION

It is agreed and understood that this land hereinabove described is now covered by an oil, gas and mineral lease executed by Frank Plasek, et ux, as lessors, under date of May 26, 1944, to H. B. Pressley, as Lessee, which said lease is duly recorded in Volume 145, page 221, of the Deed Records of Austin County, Texas, and to which reference is here made for all purposes, however, it is also understood that this conveyance not only covers all interest in royalties and other payments which may become due and payable under said lease, but also conveys any and all interests in the oil, gas and other minerals which may revert to the Grantors herein, if and when said oil, gas and mineral lease should be terminated for any reason.

Witness our hands, this the 17th day of May A. D. 1949.



Teresa Macat
Joe Masar

THE STATE OF TEXAS
COUNTY OF AUSTIN

Before me, the undersigned authority, on this day personally appeared Joe Macat and wife, Teresa Macat, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Teresa Macat, wife of the said Joe Macat, having been examined by me privately and apart from her said husband, and having the same fully explained to her, she, the said Teresa Macat, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

May
A. D. 1949.

Given under my hand and seal of office, this the 17th day of
May
Notary Public in and for
Austin County, Texas.

THE STATE OF TEXAS

COUNTY OF AUSTIN

KNOW ALL MEN BY THESE PRESENTS:

That we, Emilie Masar and husband, Joe Masar, of Austin County, Texas, the grantees in the above and foregoing deed, do hereby accept said deed and, as part consideration for the land therein conveyed to us, we hereby assume the payment of and bind and obligate ourselves to pay the indebtedness due F. C. Roensch of Austin County, Texas, in the amount recited in the above conveyance, and recognize said indebtedness as a valid debt secured by a valid and subsisting lien upon the property and premises described in the above and foregoing deed.

Witness our hands, this the 14th day of May, A. D. 1949.

Emilie Masar

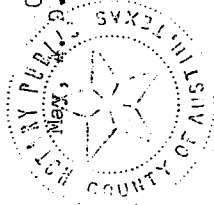
Joe Masar

THE STATE OF TEXAS

COUNTY OF AUSTIN

Before me, the undersigned authority, on this day personally appeared Joe Masar and wife, Emilie Masar, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed; and the said Emilie Masar, wife of the said Joe Masar, having been examined by me privily and apart from her said husband, and having the same fully explained to her, she, the said, Emilie Masar, acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office, this the 14th day of May, A. D. 1949.



Given under my hand and seal of office, this the 14th day of

Lawrence Dittert
Notary Public in and for
Austin County, Texas.

Filed for Record on the 7th day of May, A. D. 1949, at 11:15 o'clock A. M.

Duly Recorded this the 11th day of May, A. D. 1949, at 10:25 o'clock A. M.

LAWRENCE DITTERT, County Clerk,
Austin County, Texas.

By William J. Bryan Deputy.

(File No. 674). Deed from Frank Plasek to Emilie Masar, et vir.)

THE STATE OF TEXAS

COUNTY OF AUSTIN

KNOW ALL MEN BY THESE PRESENTS, That I, Frank Plasek, a single man, and the surviving husband of Tereza Plasek, sometimes known as Terezia Plasek, and sometimes known as Theresie Plasek, deceased, of Austin County, Texas, for and in consideration of the Sum of Two Thousand Dollars (\$2,000.00) being evidenced by one (1) certain Vendor's Lien Note, bearing date of May 7, 1949, executed by Emilie Masar, sometimes known as Amalie Masar, and husband, Joe Masar, payable on or before five (5) years after date to Frank Plasek, or order, in the principal sum of Two Thousand