



THENCE South 44 55'55" East, a distance of 200.00 feet along a south property line of the said Richard R. Ramsey et al tract of land and along a north property line of the said original 100-acre tract conveyed to Arthur L. Liston et ux, to a point, said point having an iron pin for a corner;

THENCE South 45 04'05" West, a distance of 322.17 feet to a point, said point having an iron pin for corner;

THENCE North 45 44'44" West, a distance of 663.50 feet to the Point of Beginning and containing 2.1305 acres of land.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING, TO-WIT:

1. Visible or apparent easements on or across the herein described property, the existence of which do not appear of record.
2. Any portion of the subject property lying within the bounds of a public road.
3. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the above described property.

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 we do hereby bind our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of May, 1992.

Arthur L. Liston  
Arthur L. Liston

Dessie Mae Liston  
Dessie Mae Liston

THE STATE OF TEXAS  
COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 14th day of May, 1992, by ARTHUR L. LISTON and wife, DESSIE MAE LISTON.

Sylvia Garcia  
NOTARY PUBLIC  
My commission expires: 4-11-93

GIFT DEED WITH NO TITLE SEARCH, PAGE 2

FILED FOR RECORD AT 9:40 O'CLOCK A M 5-15 1992 CRISSY GANN  
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY [Signature] DEPUTY,