

GENERAL WARRANTY DEED

FILE No. 5685
County Clerk, Victoria County, Texas

THE STATE OF TEXAS §
§
COUNTY OF VICTORIA §

KNOW ALL MEN BY THESE PRESENTS:

THAT CROSSROADS INVESTMENT CO., a Texas Partnership composed of J. H. PATTERSON, WALTER KNEZEK, JR. and HARVEY KNEZEK, all of Victoria County, Texas, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration all cash to us in hand paid by GETTY OIL COMPANY, whose address is P. O. Box 1578, Victoria, TX 77902-1578, the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents do GRANT, BARGAIN, SELL and CONVEY, unto the said GETTY OIL COMPANY, all of the following described lot or parcel of land lying and being situated in Victoria County, Texas and being more fully described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

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 Grantee, its successor and assigns, forever; and Grantor does hereby bind itself, its heirs, executors and administrators, to warrant and forever defend the title to the above described and hereby conveyed lot and premises unto the said Grantee, its successors and assigns, against every person or persons whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS OUR HANDS on this the 25th day of MAY,
A.D., 1982.

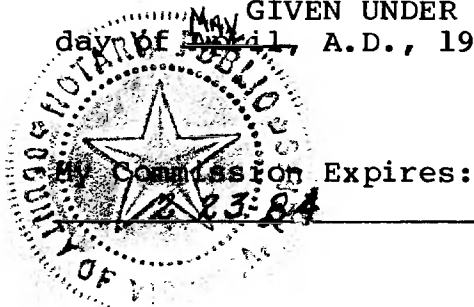
CROSSROADS INVESTMENT CO.

BY: J. H. Patterson
J. H. PATTERSON
Walter Knezek Jr.
WALTER KNEZEK JR.
Harvey Knezek
HARVEY KNEZEK

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BEFORE ME, the undersigned authority, on this day personally appeared J. H. PATTERSON, know 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25th
day of MAY, A.D., 1982.



Elizabeth Talmadge
NOTARY PUBLIC IN AND FOR
VICTORIA COUNTY, TEXAS
Elizabeth Talmadge

112751-001