

DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF VICTORIA §

THAT, TEXACO INC., a Delaware corporation, with an office at P. O. Box 3109, Midland, Texas 79702 (hereinafter referred to as "GRANTOR"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by Lewis P. McFadin, Trustee, 428 Springwood, Victoria, Texas 77901 (hereinafter referred to as "GRANTEE"), receipt of which is hereby acknowledged, has this day sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY (except as set forth hereinbelow), all of that certain tract or parcel of land in Victoria County, Texas, more particularly described as follows, to-wit:

700 acres of land, more or less, in the Jose Maria Cobarrubias League, A-9, and the James Reynolds Survey, A-101, Victoria County, Texas, and being the same land covered and described in deed dated February 5, 1935, from Adolph Fетters, et ux, Rosalie, John W. Greer, and R. J. Sisk by R. S. Weisiger, Sheriff, to The Texas Company (now Texaco Inc.), recorded in Volume 146, Page 279, Deed Records of Victoria County, Texas, reference to which is here made for all purposes.

GRANTOR expressly saves and excepts from this conveyance and reserves to itself and its successors and assigns all of the oil, gas, and other minerals, in, on, under, and that may be produced from the tract conveyed hereby, and all rights of ingress, egress, use, occupancy and any other rights necessary or convenient to exercise and enjoy all oil, gas and mineral rights as reserved to GRANTOR.

This conveyance is executed subject to any and all recorded easements, leases, and other rights heretofore granted and now existing and affecting the land conveyed hereby.

All 1984 ad valorem property taxes shall be prorated between GRANTOR and GRANTEE as of the effective date hereof.

TO HAVE AND TO HOLD the above described premises herein conveyed together with all and singular the rights and appurtenances thereto in anywise belonging to the GRANTEE, his successors and assigns forever (subject, however, to the reservations, conditions and exceptions herein made by GRANTOR), and GRANTOR does hereby bind itself, its heirs and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises herein conveyed unto GRANTEE, his successors and assigns, in accordance with the terms hereof, against every person whatsoever lawfully claiming or to claim same or any part thereof by, through and under GRANTOR only.

IN WITNESS WHEREOF, this instrument is executed on this 4th day of October, 1984.

Approved as to:
Contract JRG
Terms RED
Form ABP

TEXACO INC.

By [Signature]
Attorney-in-Fact

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