Lots or Tracts Nos. Forty-five (45), Forty-six (46) and Forty-seven (47) in Block No. Five (5) in Schwind & Maher's Subdivision of Ward Lands West of Francitas Farms, according to the recorded plat of said subdivision on file in the map or plat record Volume 1, page 22, in the office of the County Clerk of Jackson County, Texas, to which reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights, appurtenances and improvements thereto in anywise belonging or appertaining, except the oil, gas and other minerals upon and under a portion of the hereinabove described land, as hereinafter provided, unto the said SKELLY OIL COMPANY its successors and assigns, forever, and we do hereby bind ourselves, our heirs, legal representatives and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to said premises unto the said SKELLY OIL COMPANY, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under us, but not otherwise.

It is distinctly understood, however, that this conveyance is made subject to the mineral reservation in the deed from The Second Alliance Trust Company, Limited, to A. H. Wadsworth, dated June 5th, 1939. Said exception and reservation excepts and reserves to the said The Second Alliance Trust Company, Limited, all of the minerals in, on and under the following portion of the hereinabove described land, to-wit:

1st: Sixty (60) acres, being all of Farm Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38 in Block Five (5), of Schwind and Maher's Subdivision of Ward Lands West of Francitas Farms, according to the recorded plat thereof on file in Jackson County, Texas, to which plat reference is here made for further description of said land.

2nd: Eight (80), acres of land, being the 80 acres described above as SECOND Tract, known as "Ward's Eighty (80) Acre Reserve" in Schwind & Maher's Subdivision of Ward Lands West of Francitas Farms, according to the recorded plat thereof above referred to.