

conditions, and stipulations set forth hereinabove, Grantor does hereby bind itself, its representatives, successors, and assigns to warrant and forever defend all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, and under Grantor and not otherwise, but with full substitution and subrogation of Grantee in and to all rights and actions of warranty against all preceding owners and grantors of the Property.

But it is expressly agreed that the VENDOR'S LIEN as well as the Superior Title in and to the above described premises is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

VICTORIA BANK & TRUST COMPANY at the instance and request of the Grantee herein, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described ONE HUNDRED FORTY-TWO THOUSAND AND NO/100 DOLLARS (\$142,000.00) note, the VENDOR'S LIEN, together with the Superior Title to said property, is retained herein for the benefit of said VICTORIA BANK & TRUST COMPANY, and the same is hereby TRANSFERRED and ASSIGNED to the said VICTORIA BANK & TRUST COMPANY, without recourse or warranty.

IN WITNESS WHEREOF, this Special Warranty Deed is executed on behalf of Grantor and Grantee, and accepted by Grantee, on the dates shown hereinbelow, but effective the 20<sup>th</sup> day of April, 1993.

Signed and delivered in  
the presence of

Schick D. Dragon  
Vance B. Felding

Al C. M. King  
attorney at law

GRANTOR:  
TEXACO EXPLORATION AND PRODUCTION INC.

By L. B. Ralph  
Attorney-in-Fact

Dated: April 20, 1993

GRANTEE:  
VICTORIA COMMERCE PARTNERSHIP

By Thomas A. Schmidt  
Thomas A. Schmidt  
General Partner

Dated: April 21, 1993

Mailing Address of Grantee:  
Victoria Commerce Partnership  
2004 N. Commerce Street  
Victoria, Texas 77901