

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS §
COUNTY OF TOM GREEN § KNOW ALL MEN BY THESE PRESENTS §

Date: December 30, 2004

Grantor: DOOR KEY RANCHES, LIMITED, a Texas Limited Partnership, acting by and through its General Partner, HEAVIN-HEARTSILL INVESTMENTS, L.L.C.

Grantor's Mailing Address: PO BOX 60010 SAN ANGELO, TX 76906

Grantee: DAVID R. CURRIE AND GARY D. ELLISTON

Grantee's Mailing Address: P.O. BOX 3330 SAN ANGELO, TX 76902

Consideration: Cash and a note of even date executed by Grantee and payable to the order of SAN ANGELO BANKING CENTER - FIRST NATIONAL BANK OF SONORA in the principal amount of \$1,281,800.00. The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of SAN ANGELO BANKING CENTER - FIRST NATIONAL BANK OF SONORA and by a first-lien deed of trust of even date from Grantee to ALBERT C. ELLIOTT, Trustee.

Property: THE SURFACE ESTATE ONLY IN AND TO: 2561.726 ACRES OF LAND LOCATED IN TOM GREEN COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THOSE LANDS DESCRIBED IN A DEED FROM J. WILLIS JOHNSON, III, RUTH G. MCGILL, M.D. AND J. GORDON MCGILL TO DOOR KEY RANCHES, LIMITED, A TEXAS LIMITED PARTNERSHIP FOR RECORD ON NOVEMBER 5, 2004, AND RECORDED IN VOLUME 1155, PAGE'S 356-385, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, TOM GREEN COUNTY, TEXAS, AND MORE PARTICULARLY BEING THE SURVEYS AND PORTIONS OF SURVEYS AS MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Reservations from and Exceptions to Conveyance and Warranty: 1. The Restrictive Covenants as set out in Exhibit "B", attached hereto and made a part hereof for all purposes.

2. For Grantor and Grantor's successors and assigns a reservation of a twenty foot (20') Utility Easement adjacent to all perimeter boundary lines of the herein described property, for the benefit of Grantor's retained adjacent property, with said Easement to be used for the installation and maintenance of such utility line or lines, which Grantor deems necessary in the development of Grantor's property.
3. Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2004, which Grantee assumes and agrees to pay, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

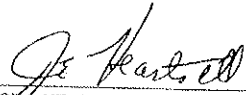
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, when the claim is by, through, or under Grantor but not otherwise.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

SAN ANGELO BANKING CENTER - FIRST NATIONAL BANK OF SONORA, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of SAN ANGELO BANKING CENTER - FIRST NATIONAL BANK OF SONORA and are transferred to SAN ANGELO BANKING CENTER - FIRST NATIONAL BANK OF SONORA without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

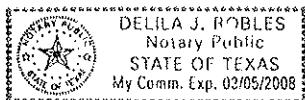
DOOR KEY RANCHES, LIMITED, a Texas Limited Partnership, acting by and through its General Partner, HEAVIN-HEARTSILL INVESTMENTS, L.L.C.


JOY HEARTSILL, Manager of HEAVIN-HEARTSILL INVESTMENTS, L.L.C.

THE STATE OF TEXAS
COUNTY OF TOM GREEN

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§

This instrument was acknowledged before me on December 30, 2004 by JOE HEARTSILL, Manager of HEAVIN-HEARTSILL INVESTMENTS, L.L.C., General Partner of DOOR KEY RANCHES, LIMITED, a Texas Limited Partnership.



Delila J. Robles
NOTARY PUBLIC THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
GF#0412051D

David R. Currie
PO Box 3330
San Angelo, TX 76902

PREPARED IN THE LAW OFFICE OF
SURETY LAND SERVICES, INC:djr
136 W. Twolig, Ste C
San Angelo, Tx 76903

SUDDUTH SURVEYING, INC.

223 S. Abe San Angelo, Texas 76903 (325) 949-2788

Myrl G Sudduth
Registered Professional Land Surveyor
Registered Professional Engineer

Grady Glyn Sudduth
Registered Professional Land Surveyor

EXHIBIT "A"

Field Notes

2561.726 acres of land located in Tom Green County, Texas, and being out of and a part of those lands described in a deed from I. Willis Johnson, III, Ruth G. McGill, M.D. and J. Gordon McGill to Door Key Ranches, Limited, a Texas Limited Partnership for record on November 5, 2004 and recorded in Volume 1155, Page's 356-385, Official Public Records of Real Property, Tom Green County, Texas, and more particularly being the following Surveys and portions of Surveys:

TRACT	ACRES	ABSTRACT	SURVEY	BLOCK	GRANTEE
1	45.591	229	535	---	Hrs. of C. Cowan
2	611.960	330	536	---	Hrs. of S. Hehl
3	665.990	335	537	---	Hrs of J. Heinrich
4	337.120	1747	538	---	J. Neuroth
5	0.931	8689	335	S. F. 12963	J. W. Johnson
6	711.640	5219	1	--	J. R. Craddock
7	148.840	152	93	--	J. E. Deboer
8	21.148	128	1819	--	D. Chandler
9	18.50	1797	539	--	J. Reed

BEGINNING at a 1/4" iron rod with cap set in the Hrs. of C. Cowan Survey 535, Abstract No. 229 at the intersection of the southeasterly right-of-way line of U. S. Highway No. 277 and the south line of Door Key Lane for the north corner of this tract from whence a found 2" iron pipe at the northeast corner of the G. Smith Survey 1813, Abstract No. 1952 bears N 53° 52' 01" W 2090.68 feet;

THENCE S 72° 04' 28" E 3094.34 feet along the south line of said Door Key Lane to a fence post found for a point of angle;

THENCE S 73° 38' 39" E along the south line of said Door Key Lane at 410.51 feet cross the south line of said Survey 535 and the north line of the Hrs. of S. Hehl Survey 536, at 1656.04 feet pass the northeasterly line of said Survey 536 and the southwesterly line of the J. W. Johnson Survey 335, continuing in all 2247.92 feet to a 1/2" iron rod with cap set for a point of angle;

THENCE S 42° 53' 49" E along the southwesterly line of said Door Key Lane 25.40 feet to a 1/2" iron rod with plastic cap set for an angle corner of this tract and being in the south line of said J. W. Johnson Survey 335 and the north line of Survey 6, Block 25, H. & T. C. RR. Co.;

THENCE N 89° 24' 14" W 409.78 feet along the south line of said Survey 335 and the north line of Survey 6, Block 25, H & T.C. RR. Co. to a 1/2" iron rod with cap set for the southwest corner of said Survey 335 and the northwest corner of said Survey 6;

THENCE S 44° 06' 24" E along the northeast line of said Survey 536 and the southwest line of said Survey 6 at 2758.81 feet pass a 1/2" iron rod with cap set for the east corner of said Survey 536 and the north corner of said Survey 537, continuing in all 6954.59 feet to a point in the west line of said Door Key Lane for a corner of this tract;

THENCE S 1° 11' 57" E 705.88 feet along the west line of said Door Key Lane to a point in a northwesterly line of said Survey 6 and the southeasterly line of said Survey 537 for a corner of this tract;

THENCE S 45° 54' 39" W 891.60 feet along the southeasterly line of said Survey 537 to a ½" iron rod with cap set for a corner of this tract and the north corner of said J. Neuroth Survey 538;

THENCE S 44° 06' 24" E 446.52 feet along the northeasterly line of said Survey 538 and the southwesterly line of said Survey 6, at 456.25 feet pass the northwest corner of the W. Scherz Survey 1 continuing in all 902.77 feet to a point in the west line of said Door Key Lane for a corner of this tract;

THENCE S 18° 03' 43" W 83.26 feet along the west line of said Door Key Lane to a fence corner post found for a point of angle;

THENCE S 44° 11' 11" E along the southwesterly line of said Door Key Lane, at 3292.96 feet cross the southeasterly line of said Survey 538 and the northwesterly line of the Hrs. of J. Reed Survey 539, continuing in all 4539.01 feet to a point from which a found ½" iron rod at a corner post bears S 70° 35' 36" W 3.96 feet;

THENCE S 70° 35' 36" W 19.18 feet along a southeasterly line of this tract and generally along an existing fence line to a wood angle post found for a point of angle;

THENCE N 89° 48' 42" W along an existing fence crossing the northwest line of said Survey 539 and the southeasterly line of said Survey 538, continuing across the northwesterly line of said Survey 538 and the southeasterly line of said J. R. Craddock Survey 1, in all 10386.18 feet to a wood angle post found for a point of angle;

THENCE N 89° 50' 40" W crossing the west line of said Survey 1 and the east line of said J. E. De Boer Survey 93, continuing in all 6785.22 feet to a wood angle post found for a point of angle;

THENCE N 62° 03' 02" W 11.18 feet to a point in the east line of U. S. Highway No. 277 for the southwest corner of this tract;

THENCE N 26° 09' 04" E 1435.17 feet along the east right-of-way line of U. S. Highway No. 277 across a portion of the J. E. De Boer Survey 93 to a point in the south line of said Survey 1 and the north line of said Survey 93;

THENCE N 26° 09' 04" E 2175.44 feet along the east right-of-way line of U.S. Highway No. 277 across a portion of said Survey 1819 to a point in the east line of said Survey 1819 and the west line of the J. R. Craddock Survey 1;

THENCE N 26° 09' 04" E 5193.81 feet along the east right-of-way of U.S. Highway No. 277 and across the J. R. Craddock Survey 1 to a point in the northeasterly line of said Craddock Survey 1 and the southwesterly line of the Hrs. of S. Hehl Survey 536;

THENCE N 26° 09' 04" E 2243.23 feet along the east right-of-way line of said U.S. Highway No. 277 and across a portion of said Survey 536 to a point in the north line of said Survey 536 and the south line of Survey 535;

THENCE N 26° 09' 04" E 1155.59 feet along the east right-of-way line of said U.S. Highway No. 277 and across said Survey 535 to the place of beginning and containing 2,561.726 acres of land.

Surveyed on the ground under my supervision according to the Minimum Standards of the Professional Land Surveying Practices Act and General Rules of Procedures and Practices set forth by the Texas Board of Professional Land Surveying.

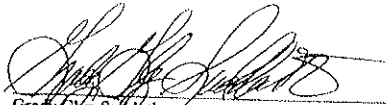

Grady Glyn Sudduth
Registered Professional Land Surveyor No. 5309
December 20, 2004

EXHIBIT "B"

COVENANTS, CONDITIONS, AND RESTRICTIONS

The Property ("Property") shall be restricted as follows:

- a. The Property shall be used for residential, recreational, agricultural and development of mineral estate purposes only. No cattle feed lots, dairy farms, or business without permission of the Grantor.
- b. Any residence shall consist of custom-built homes only. All homes must be no nearer to than one hundred fifty feet (150') from the front boundary line of the property, and no nearer than one hundred fifty feet (150') from the side or rear of boundary lines of any property.
- c. No camper or recreational vehicle may occupied overnight on this property except for periods of no more than thirty (30) consecutive days out of any period of ninety days before a permanent dwelling is constructed on the property.
- d. There shall be no operations of any form of gun club, skeet range, or rifle association on any property whether such operation be public or private in nature. There shall be no discharge of firearms upon any property in a manner which is unsafe, or which in any way constitutes danger to persons, property, or livestock, regardless of where located, or from any road traversing through said property, at any time or in any manner whatsoever.
- e. No excavation of any materials, other than for landscaping, construction on buildings, driveways, etc., will be permitted without Grantor's written approval.
- f. There shall be no use of any property as a dump ground for rubbish, abandoned vehicles, garbage, or other waste, or as landfill area. No junk or wrecking yard shall be located on any property. Domestic livestock kept on any property shall not exceed in quantity the number of animal units recommended by the Tom Green County Extension Agent or his office.
- g. No noxious or offensive activity shall be carried on upon the property nor shall anything be done which would reasonably constitute an annoyance or nuisance to any adjoining property. No property shall be maintained or utilized in such a manner as to violate any applicable statute, ordinance, or regulation of any governmental agency having jurisdiction thereof.

FILED FOR RECORD
 2004 DEC 30 PM 3:11
 ELIZABETH MCGILL
 COUNTY CLERK
 COUNTY OF TOM GREEN, TEXAS

STATE OF TEXAS }
 COUNTY OF TOM GREEN }
 I hereby certify that this Instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED in the Official Public Records of Real Property of Tom Green County, Texas on



JAN 04 2005
Elizabeth McGill
 ELIZABETH MCGILL COUNTY CLERK
 TOM GREEN COUNTY, TEXAS