

retained in this deed and deed of trust of even date herewith to Thad Barrington, Trustee; have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CLARENCE BENTLEY

of DALLAS County, Texas, all that certain property situate in the County of DALLAS & ELLIS

State of Texas, described as follows, to-wit:

FIRST TRACT: All that lot, tract or parcel of land lying and being situated in Dallas and Ellis Counties, Texas, which is known and described as follows: BEING a part of the John F. Porter Survey and being that portion of said survey heretofore set aside to the Estate of Margaret Simonton, and BEGINNING at the SE corner of said Porter Survey; THENCE West 950 vrs. to the SE corner of a 230 acre lot belonging to the heirs of Simonton, being also a part of said Porter Survey; THENCE N. 665 vrs to the SW corner of a 118 acre lot, being Lot 3 as divided by order of the District Court of Dallas County, Texas, and now owned by Joseph Payne; THENCE E to the S. line of said 118 acre lot 950 vrs to the West boundary of the Wm. A. Travis Survey of 93 acres; THENCE South 665 vrs. to the place of beginning, containing 112 acres; and being the same land conveyed to J. C. Payne et ux by M. W. Payne et al by deed dated 11-24-44, recorded in Volume 368, page 10, Deed Records, Ellis County, Texas;

SECOND TRACT: Being a part of the M. A. Travis Survey, lying and being situated in the Counties of Dallas and Ellis, State of Texas; BEGINNING at the SW corner of said Travis Survey which is the SE corner of the J. F. Porter Survey at a stake; THENCE N with the W line of the said Travis Survey of 665.3 vrs a stake; THENCE East 278 vrs a stake; THENCE South 665.3 vrs. a stake for corner; THENCE West 278 vrs. to the place of beginning, containing 32-3/4 acres, more or less, and being the same property conveyed to M. S. Payne on May 24, 1888 by deed of record in Volume 99, pages 298-299, Deed Records, Dallas County, Texas;

This conveyance is made subject to zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, affecting this property, and to:

Easement given by M. S. Payne et ux to Southwestern Bell Telephone Company on December 6, 1929, as recorded in Volume 1592, page 639, Deed Records of Dallas County, Texas, and, also, to the existing Texas Power & Light Company power line as it now exists through said property.

The \$ 59,915.73 note and liens securing same are and shall be subordinate, secondary, inferior to the first lien in favor of The Federal Land Bank of Houston, together with all renewals, extensions and rearrangements thereof, or any part or parts thereof.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging unto the said grantee above named, his heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators, ^{& successors} to WARRANT AND FOREVER DEFEND the title to the said property unto the said grantee above named, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, but the warranty by the Mercantile National Bank at Dallas is solely in the stated fiduciary capacity.

But it is expressly agreed and stipulated that the vendor's lien is retained against the above described property, premises and improvements until the above described notes and all interest thereon are fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

EXECUTED this 25th day of June, 1969

ATTEST:

BY:

Asst. Cashier

Joe H. Tonahill
Joe H. Tonahill

Marjorie J. Stephens
Marjorie J. Stephens, ^{Individually & as} Independent Executrix of
the Estate of Joseph C. Stephens, Jr., Deceased

MERCANTILE NATIONAL BANK AT DALLAS

Thad Barrington
BY: Independent Executor of the Estate of
Joseph C. Stephens, Jr., Deceased

Joe J. Fisher
Joe J. Fisher

STATE OF TEXAS
COUNTY OF Dallas

Before me, the undersigned authority, on this day personally appeared

Marjorie J. Stephens

known to me to be the person whose name is subscribed to the foregoing instrument, and
acknowledged to me that she executed the same for the purposes and consideration therein expressed,
individually and in the capacity therein stated.

Given under my hand and seal of office, this 10th day of July, 1969

Karl Russell
Notary Public
Dallas County, Texas.

CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Thad Barrington, Vice President and
Trust Officer, known to me to be the person and officer
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
Mercantile National Bank at Dallas
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July A. D. 19 69

(L. S.):

844—The Odeon Company, Publishers—Dallas
Colorado

THE STATE OF TEXAS,
COUNTY OF EL PASO

Marjorie J. Stephens
Notary Public in and for Dallas County, Texas.

SIMPLE ACKNOWLEDGMENT

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CORPORATION ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Thad Barrington, Vice President and
Trust Officer, known to me to be the person and officer
whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said
Mercantile National Bank at Dallas
a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein
expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of July A. D. 19 69

(L. S.)

844—The Ode Company, Publishers—Dallas
Colorado

THE STATE OF TEXAS,
COUNTY OF EL PASO

Maynard Wilson
Dallas County, Texas.

Notary Public in and for

SIMPLY ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Joe J. Fisher

known 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 14th day of July A. D. 19 69

(L. S.)

842—The Ode Company, Publishers—Dallas

THE STATE OF TEXAS,
COUNTY OF Jasper

Conrad J. Wilson
El Paso County, Texas
My commission expires Jan. 14, 1975

Colorado

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Joe H. Tonahill

known 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 16th day of July A. D. 19 69

(L. S.)

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Notary Public in and for

Barbara McCartys
Jasper

County, Texas.

General Warranty Deed

With Assumption and
Second Lien

TO

COUNTY OF DALLAS
Dallas County, Texas, certify that this instrument was filed on the
12th day of July, 1969, and duly acknowledged by me and was duly recorded in the volume and page of the named records
of Dallas County, Texas, and stamped hereon by *John E. Egan*

JUL 12 1969

John E. Egan
COUNTY CLERK, Dallas County, Texas

DALLAS COUNTY
COUNTY CLERK
JUL 12 1969
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*Mr. Clarence Bentley attorney
for Mercantile Securities Corp
Dallas, Texas 75201*

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