

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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HAMILTON §

That CREEKSIDE RANCH GROUP, LLC a Texas limited liability company, by and through its General Partner, Creekside Rural Investments, Inc., a Texas corporation, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned paid by the Grantees herein named, the receipt of which is hereby acknowledged and the further consideration of the execution and delivery by Grantees of their one certain Promissory Note in the principal sum of ONE HUNDRED ONE THOUSAND EIGHT HUNDRED THIRTY-FIVE AND NO/100 DOLLARS, (\$101,835.00) payable to the order of VETERANS LAND BOARD OF THE STATE OF TEXAS as therein provided and bearing interest at the rates therein specified and providing for acceleration of maturity in event of default and for attorney's fees, the payment of which Note is secured by the Vendor's Lien herein retained, and is additionally secured by a Deed of Trust to George P. Bush, Trustee, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto KRISTOPHER JAMES WOODS and ELIZABETH DENISE WOODS, a married couple, SUBJECT TO the matters herein referenced, all of the following described real property in Hamilton County, Texas, to-wit:

Tract 4, being 14.52 acres, more or less, Hamilton, County, Texas, being more fully described in field notes on the Exhibit "A" attached hereto.

Grantor reserves a forty foot (40') wide utility and drainage easement along any public road right-of-way and along the private Access Easement referenced by Declarant in that one certain Declaration of Access and Utility Easements, of record in the deed records of Hamilton County, Texas. This reservation shall include the right to clean and maintain said easements.

This conveyance and warranty is subject to any and all restrictions, covenants, conditions, easements, exceptions, any water severances, mineral conveyances and reservations, relating to the above described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the Public Records of Hamilton County, Texas, any conditions shown on a current survey or title policy, any and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities affecting said property, any fence line encroachments, and any easements that are visible and apparent on the ground.

The condition of the property is being conveyed by Grantor and accepted by Grantee in "as is" condition in all respects without representation or warranty except for the special warranty of title under this special warranty deed.

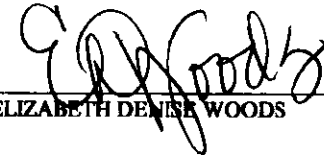
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said grantees, their heirs and assigns forever; and does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, subject however as aforesaid, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

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.



AGREED TO:


KRISTOPHER JAMES WOODS

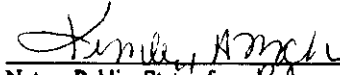

ELIZABETH DENISE WOODS

THE STATE OF Pennsylvania

COUNTY OF Cumberland

This instrument was acknowledged before me on 01/27, 2021, by Kristopher James Woods and Elizabeth Denise Woods.

Commonwealth of Pennsylvania - Notary Seal
Kimberly A. Maher, Notary Public
Cumberland County
My commission expires November 9, 2023
Commission number 1265474
Member, Pennsylvania Association of Notaries


Notary Public, State of PA

Address of Grantees:
1433 English Dr
Mechanicsburg, PA 17055

EXHIBIT "A"

TRACT ONE: THE SURFACE ONLY of all that certain Lot, Tract, or Parcel of land being 14.52 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, also known as Tract 4 of Logan Branch South, an unrecorded subdivision in Hamilton County, Texas and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the center line of a proposed access easement of varying width, to be dedicated by a separate instrument, within said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow plastic cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears S 30° 21' 47" E 1615.38 feet;

THENCE: N 72° 28' 37" W 330.79 feet along the south line of this tract with the center line of said access easement to a 1/2" iron pin with yellow plastic cap stamped "CCC 48 35" set for the southwest corner of this tract, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LLC tract bears S 67° 23' 27" W 1694.53 feet;

THENCE: along the east line of this tract in the following courses and distances:

1. N 04' 40' 50" E, at 30.77 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference in the north line of said access easement, in all 1 281.45 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set;
2. N 27' 27' 52" W, at 98.08 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south bank of Logan Branch, in all 131.51 feet to a calculated point in the approximate center of Logan Branch for the northwest corner of this tract;

THENCE: along the north line of this tract with the approximate center of Logan Branch in the following courses and distances:

1. N 20° 28' 57" E 147.76 feet to a calculated point;
2. N 02° 59' 24" E 68.65 feet to a calculated point;
3. N 15° 38' 11" E 73.38 feet to a calculated point;
4. S 81° 53' 41" E 66.93 feet to a calculated point;
5. N 45° 19' 59" E 79.92 feet to a calculated point;
6. S 86° 00' 04" E 126.46 feet to a calculated point;

EXHIBIT "A"
(Continued)

7. N 66° 23' 16" E 15.57 feet to a calculated point;
8. S 52° 32' 42" E 132.57 feet to a calculated point;
9. S 11° 30' 08" W 30.34 feet to a calculated point;
10. S 20 ° 44' 42" E 76.62 feet to a calculated point; and
11. S 78° 56' 57" E 32.12 feet to a calculated point for the northeast corner of this tract;

THENCE: along the east line of this tract in the following courses and distances:

1. S 13' 02' 12" W, leaving Logan Branch at 19.54 feet passing a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set for reference on the south high bank of Logan Branch, in all 357.94 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set; and
2. S 06' 26' 07" W, at 1255.93 feet passing to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set, for reference in the north line of said access easement and continuing into the same, in all 1286.50 feet to the Point of Beginning.

TRACT TWO: 4.71 ACRES ACCESS EASEMENT: BEING 4.71 acres out of the James Hamilton Survey No. 19, Abstract No, 413, Hamilton County, Texas, and being a part of that tract described as 806.35 acres in a Warranty Deed with Vendor's Lien granted to Creekside Ranch Group, LLC, dated July 20, 2018 and recorded in Volume 538, Page 7 of the Real Property Records of Hamilton County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the west line of Fann-to-Market Road 2905 and the east line of said Creekside Ranch Group, LLC tract for the southeast corner of this tract, a 3/8" iron pin with yellow cap stamped "RPLS 5233" found at a fence corner for the southeast corner of said Creekside Ranch Group, LLC tract bears s 62°26'25" W 1804.00 feet;

THENCE: into said Creekside Ranch Group, LLC tract along the perimeter of this tract in the following courses and distances:

1. N 42°21'53" W 102.79 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
2. N 67°21'54" W 101.98 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
3. S 87°38'05" W 837.27 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,
4. N 72°28'37" W 2051.37 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the beginning of a curve to the left,

EXHIBIT "A"
(Continued)

5. 28.88 feet along said curve (Delta = $55^{\circ}09'00''$, radius= 30.00 feet, long chord bears S $79^{\circ}56'53''$ W 27.77 feet) to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the beginning of a reverse curve to the right, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set at the radius point of said reverse curve bears N $37^{\circ}37'38''$ W 75.00 feet, a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found at a fence corner for the southwest corner of said Creekside Ranch Group, LCC tract bears S $59^{\circ}30'46''$ W 1469.48 feet from said radius point,

6. 380.00 feet along said reverse curve (Delta = $290^{\circ}18'01''$, radius= 75.00 feet, long chord bears N $17^{\circ}31'23''$ E 85.71 feet) to a 1/2" iron pin with yellow plastic cap stamped "ccc 4835" set at the beginning of a reverse curve to the left,

7. 28.88 feet along said reverse curve (Delta = $55^{\circ}09'00''$, radius= 30.00 feet, long chord bears S $44^{\circ}54'07''$ E 27.77 feet) to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

8. S $72^{\circ}28'37''$ E 2040.85 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

9. N $87^{\circ}38'05''$ E 840.05 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

10. S $67^{\circ}21'54''$ E 128.58 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set,

11. and S $42^{\circ}21'53''$ E 117.77 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" set in the west line of Farm-to-Market Road 2905 and the east line of said Creekside Ranch Group, LLC tract for the northeast corner of this tract;

THENCE: along the east line of said Creekside Ranch Group, LCC tract and this tract with the west line of Farm-to-Market Road 2905 in the following courses and distances:

1. S $47^{\circ}38'07''$ W 38.28 feet to a 1/2" iron pin with yellow plastic cap stamped "CCC 4835" found,

2. and S $52^{\circ}02'57''$ W 21.79 feet to the Point of Beginning.

FILED and RECORDED

Instrument Number: 20210202 B: RP V: 576 P: 756

Filing and Recording Date: 02/01/2021 08:01:37 AM Recording Fee: 46.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



A handwritten signature in black ink, appearing to read "Cynthia K. Puff", is written over a horizontal line.

Cynthia K. Puff, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.