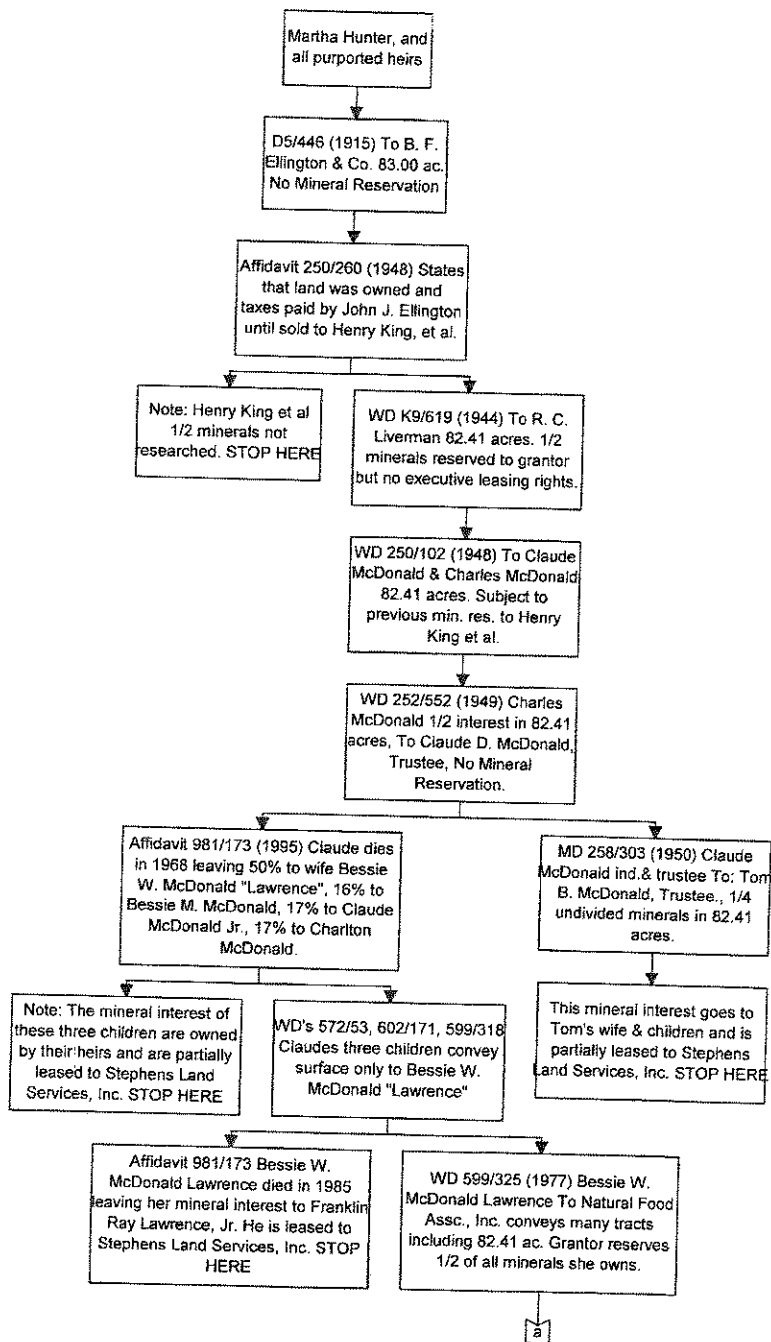
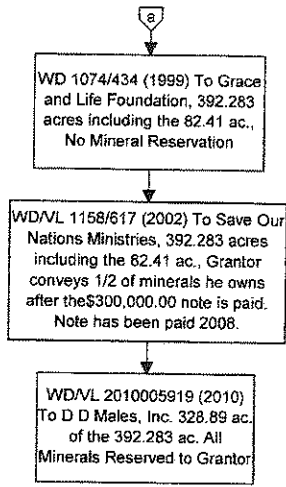


Title: 599/325 Lawrence to Natural Food		Date: 08-03-2012
Scale: 1 inch = 1000 feet	File: 599_325 Tr 2.des	
Tract 1: 82.377 Acres: 3588334 Sq Feet: Closure = s52.1423e 2.74 Feet: Precision = 1/3266: Perimeter = 8964 Feet		
001=n90e 2992.1	005=s39.25w 932	009=n89w 1767.9
002=s40e 250	006=s0e 325	010=n0.50w 1599.9
003=s69w 417	007=s62w 111	
004=n61w 250	008=s12w 319	

82.41 acres, Wm. Crabtree Survey, A-180 Cass Co. Tx





## MINERAL OWNERSHIP BREAKDOWN

**82.41 acres**  
**Wm. Crabtree Survey, A-180**  
**Cass County, Texas**

**LEGAL DESCRIPTION:**

Being 82.41 acres in the Wm. Crabtree Survey, A-180, Cass County, Texas described in that Deed dated August 25, 1948 from H. C. Liverman et ux Annie to Claude D. McDonald and Charles H. McDonald filed under 250/102, filed of record in Cass Co., Texas.

OWNER	MINERAL INTEREST	NET ACRES	LEASEHOLD
Henry King et al	0.50000	41.205	No title research after mineral reservation
Tom McDonald Heirs	0.25000	20.6025	Portion leased to Stephens Land Services, Inc. (2011)
Children and heirs of Claude McDonald	0.12500	10.30125	Portion leased to Stephens Land Services, Inc. (2011)
Bessie = Franklin Ray Lawrence	0.06250	5.150625	Portion leased to Stephens Land Services, Inc. (2011)
Grace Life	0.03125	2.5753	No lease found of record
Save Our Nations	0.03125	2.5753	No lease found of record
<b>TOTAL</b>	<b>1.0</b>	<b>82.41</b>	

\*Note: Actual net mineral ownership will be slightly smaller than ones reflected above. I did not take into consideration nor deduct any mineral interest that might have been conveyed in any or all right of ways sold out of these tracts of land, also including a 3.0 ac home site mentioned in early title that was not deducted from these net figures.

**CERTIFICATION:** The above Mineral Ownership Breakdown information is based on a cursory examination of the Public Records of Cass County, Texas that were indexed as of the date checked and do not reflect matters that are not of record. This Mineral Ownership Breakdown contains no representation as to the status of any Deeds of Trusts, Mortgages, Liens, Easements, Rights-of-Way, or Taxes.

**LIMITATIONS:** This Mineral Ownership Breakdown is subject to the following limiting conditions: (1) the legal description furnished to me is assumed to be correct. (2) I assume no responsibility for matters legal in character, nor do I render any opinions as to title to the subject property, or any interest therein. (3) Any maps and/or plats attached hereto are included for the sole purpose of assisting the examiner in visualizing the subject property. I have made no survey and assume no responsibility in connection with the accuracy of said maps and/or plats.

Prepared By:



The Runsheet

to 8/10/2012

PREPARED BY [REDACTED]

LEGAL DESCRIPTION  
82.41 Acres  
Wm. Crabtree Survey A- 180

GRANTOR	GRANTEE	DOCUMENT TYPE	VOL	PAGE	DATE EXECUTED	DATE FILED	SUBJECT TRACT	MISCELLANEOUS NOTES
Martha Hunter Smith et al	B. F. Ellington & Co	D	05	445	1/7/1915	1/11/1924	83.0 Ac Wm. Crabtree Survey NMR	
John J. Ellington Sr.	To the Public	Aff.	250	260	8/31/1948	9/27/1948	States that he owned the property until he sold it to Henry King et al	
Henry A. King et al	D. V. Davis	OGML	J9	101	6/23/1944	8/3/1944		
Henry King, R.P. Dunklin, M. James Brooks Jr., & S.H. Vance Trustees	R.C. Liverman	WD	K9	619	9/4/1944	9/4/1944	82.41 Acres Wm. Crabtree Survey *Undivided 1/2 Minerals Reserved*	Did not run out Henry King, Trustees 50% from this point due to time restraint. Do you want this ran out???
R.C. Liverman et ux Annie	Claude McDonald & Charles McDonald	WD	250	102	8/25/1948	8/25/1948	82.41 Acres Wm. Crabtree Survey Subj. to Royalty Interest Res. in K9/619 by Henry A. King et al.	SW corner of 231.37 Ref: 19/198
Henry King, R.P. Dunklin, M. James Brooks Jr., & S.H. Vance Trustees	R.C. Liverman	Release of VL	250	259	8/25/1948	8/25/1948	Retained a VL in K9/619 on 82.41 Ac in Wm. Crabtree. Release all RTI bc the VL has been paid.	
Charles H. & Jewel McDonald	Claude D. McDonald, Trustee	WD	252	552	3/4/1949	3/4/1949	Our undivided 1/2 interest in No 1- 231.37 Ac Ref: 250/101	
Claude & Bessie McDonald, Claude McDonald Trustee	Tom B. McDonald	MD	258	303	6/7/1950	6/7/1950	Undivided 1/4th interest No 1- 231.37 Ac Ref: 250/101 No 2- 82.41 Ac Ref: 250/102, K9/619 Mineral Interest & 1/4th Royalties	

GRANTOR	GRANTEE	DOCUMENT TYPE	VOL	PAGE	DATE EXECUTED	DATE FILED	SUBJECT TRACT	MISCELLANEOUS NOTES
Claude & Bessie McDonald & Claude McDonald, Trustee	Tom B. McDonald	MD	263	597	6/17/1950	6/17/1950	*Undivided 1/4th Int. * Wm. Crabtree Tr No 1- 231.37 Ac Ref:250/101 <del>82.41 Ac Wm. Crabtree Ref:250/102 (9) 61.9</del> 1/2 of all Int?	This appears to be a refiling only of 258/303 (Same Mineral Deed)
Claude & Bessie McDonald & Claude McDonald, Trustee	Eugene T. Eitner	OGML	402	375	8/30/1960	8/30/1960	313.78 Acres- I- 82.41 Ac Wm. Crabtree Ref:250/102 Tr-2- 231.37 Wm. Crabtree Ref:250/101	
Claude E. McDonald Jr	Bessie W. McDonald	WID	520	265	2/16/1970	2/16/1970	*All of my Undivided Interest-17% * Tr-1- 3.0 Ac D. Dyer Ref:256/178 Tr-2- Undivided 1/2 231.37 Ref:250/101 Tr-3- Undivided 1/2 Int in 82.41 Ac Ref:250/102 I convey all the Interest I got from my dead father	In the SE corner of an 80 Ac tract deeded by A.W. Teal to N.J. Stacy
Charlton McDonald	Bessie W. McDonald Lawrence	WID	521	114	4/16/1970	4/16/1970	*All of my Undivided Interest-17% * Tr-1- 3.0 Ac D. Dyer Ref:256/178 Tr-2- Undivided 1/2 231.37 Ref:250/101 Tr-3- Undivided 1/2 Int in 82.41 Ac Ref:250/102 I convey all the Interest I got from my dead father	
Bessie M. Lawrence	J.D. Simmons Inc.	OGML	569	878	1/4/1974	1/1/1974	231.37 Ac, 82.41 Ac Wm. Crabtree Survey 5 Yrs. 1/8th Ref:250/101&102	
Bessie Marie Lawrence, a/s	Bessie W. McDonald Lawrence	WID	572	53	2/6/1975	2/6/1975	Tract 1- 3.0 Ac D. Dyer Survey Tract 2 -100 Ac less 12/20 - 39.0 Ac Tr- 3 - 79.55 Ac J.Nell Survey, Ref: S/558 DC & 268/195 Tr-4- W231/37 Ac Wm. Crabtree Ref:250/101 Tr-5- 82.41 Ac Wm. Crabtree Surv. Ref:250/102	
Charlton McDonald	Bessie W. McDonald Lawrence	QCD	599	318	7/21/1977	7/21/1977	All the surface estate - 3.0 Ac, All of the 231.37 Ac & 82.41 Save & Except the East 149.39 Ac leaving 164.39 Acres & All of the 79.55 Ac adjoining the 231.37	Purpose to correct description in 521/114. 17% Interest 20.5 Acres
Claude D. McDonald, Jr.	Bessie W. McDonald Lawrence	QCD	602	171	8/14/1977	8/14/1977	All of the surface estate - 3.0 Ac D. Dyer Survey 256/178. All of the 231.37 Ac Wm. Crabtree Survey Ref:250/101 & 82.41 Ac Ref:250/102. L&E E 149.39 In 258/305 leaving 164.39 Ac, also 79.55 Ac in J.Nell Ref. 268	Purpose to correct description in 520/262. 17% Interest 20.5 Acres

GRANTOR	GRANTEE	DOCUMENT TYPE	VOL	PAGE	DATE EXECUTED	DATE FILED	SUBJECT TRACT	MISCELLANEOUS NOTES
Bessie W. & Frank Lawrence	National Food Associates	WD	599	325	7/23/1977	7/26/1977	Tract No. 1 - 231.37 Ac. Les & Except 149.29 Ac = 81.98 Wm. Crabtree A-180 Tract No. 2 - 82.41 Acres W. Crabtree A-180 Tract No. 3 - 3.0 Acres D. Dyer Survey A-256 Tract No. 4 - 79.55 Acres J. Nail Survey A-796 Ref	Bessie Lawrence Reserves undivided 1/2 interest
Tom Mays & Jeff W. Mays	To the Public	Aff.	981	173	2/15/1995	2/17/1995	Tom B. McDonald died on Nov. 8, 1960, leaving a probated will in Dallas County, #50511-P. His will est. trust which was mutually dissolved & his surviving widow Thera McDonald acquired all his mineral & Royalty interests.	Claude D. McDonald Sr. Died on March 10, 1968, leaving a probated will in Cass County, #5599
Natural Food Associates	Grace and Life Foundation	WD	1074	434	1/25/1999	1/25/1999	392.283 Acres of land in the Wm. Crabtree Survey A-796	Residue of certain tracts - 81.98, 82.41, 3.0, 79.55 Acres conveyed
Grace & Life Foundation	Save Our Nations Ministries	WD	1158	617	3/27/2002	3/27/2002	392.283 Acres in the D. Dyer Survey A-256, Wm. Crabtree Survey A-180, J. Nail A-796	Residue of certain tracts - 81.98, 82.41, 3.0, 79.55 Acres conveyed
Grace & Life Foundation	Save Our Nations Ministries	Rel. of Lien	2008005492		9/29/2008	10/20/2008	Full release of \$300,000 Lien	
Save Our Nations Ministries	D D Males, Inc.	WD	2010005919		4/5/2011	12/3/2010	328.89 Acres out of the called 392.283 Acres in J.Nail & Wm. Crabtree and a 50 foot access easement *Reservation of all oil, gas & other minerals*	
Franklin Ray Lawrence Jr.	Stephen Land Services Inc	Memo of OGL	2012000201		12/10/2011	1/13/2012	231.37 Ac. Wm. Crabtree Ref:250/101 82.41 Ac Wm Crabtree Ref: 250/101 79.55 Ac J. Nail Ref:268/195	
James Robert Rice	Stephen Land Services Inc	Memo of OGL	2012000621		12/20/2011	2/3/2012	231.37 Ac. Wm. Crabtree Ref:250/101 82.41 Ac Wm Crabtree Ref: 250/101	
Sara Ringer Reagan	Stephen Land Services Inc	Memo of OGL	2012000620		12/20/2011	2/9/2012	231/37 Ac Wm. Crabtree Ref:250/101 82.41 Ac Wm. Crabtree Ref:250/102	
Becky Jane Bell	Stephen Land Services Inc	Memo of OGL	2012000946		1/3/2011	2/21/2012	A. 231.37 Ac W.Crabtree Nail 82.41 Ac W. Crabtree 79.55 Ac J.	3 yrs. W 2 yr option.
Marlyn Ann Williams	Stephen Land Services Inc	Memo of OGL	2012000947		2/10/2012	2/21/2012	A. 231.37 Ac W.Crabtree Nail 82.41 Ac W. Crabtree 79.55 Ac J.	3 yrs. W 2 yr option.
Charlton McDonald Jr.	Stephen Land Services Inc	Memo of OGL	2012002007		2/21/2012	2/21/2012	A. 231.37 Ac W.Crabtree Nail 82.41 Ac W. Crabtree 79.55 Ac J.	3 yrs. W 2 yr option.



450/102

same or any part thereof.

WITNESS our hands at Atlanta, Texas, this 25th. day of August 1948.

R. C. Livorman  
Annie Livorman

\$5.50 rev. duly cancel.

THE STATE OF TEXAS ))  
COUNTY OF CASS ((

BEFORE ME, the undersigned a Notary Public in and for said County and State on this day personally appeared R. C. Livorman 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 25th. day of August A.D. 1948.

(SEAL)

Tom J. Mays, Notary Public in and for  
Cass County, Texas.

THE STATE OF TEXAS ))  
COUNTY OF CASS ((

BEFORE ME, the undersigned a Notary Public in, and for said County and State, on this day personally appeared Annie Livorman wife of R. C. Livorman known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Annie Livorman acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th. day of August A. D. 1948.

(SEAL)

Tom J. Mays, Notary Public in and for  
Cass County, Texas.

Filed for record this the 25th. day of August A. D. 1948, at 2-50 o'clock P.M.  
Duly recorded this the 30th. day of August A. D. 1948, at 1-20 o'clock P.M.

*[Signature]*  
COUNTY CLERK, CASS COUNTY, TEXAS.

\*\*\*\*\*

#. 2068

WARRANTY DEED

R. C. LIVORMAN, ET UX

TO

CLAUDE D. & CHARLES H. McDONALD

THE STATE OF TEXAS ))

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CASS ((

That we, R. C. Livorman and wife, Annie Livorman of the County of Cass, State of Texas, for and in consideration of the sum of One Thousand and No/100 DOLLARS, to us in hand paid by Claude D. McDonald and Charles H. McDonald, as follows: Cash in hand to us paid the receipt of which is hereby in all things acknowledged and confessed by us, have created, sold and conveyed; and by these presents do Grant, Sell and Convey, unto the said CLAUDE D. McDONALD AND CHARLES H. McDONALD, of the County of Cass, State of Texas, all that certain tract or parcel of land situated in Cass County, Texas, a part of the Wm. Crabtree Survey, more particularly described as follows:

BEGINNING at the SW corner of the 231.37 acre tract of land described in deed from John Pullen, et vir, John Pullen, to R. C. Livorman, dated February 4, 1948, recorded in Vol. P-9, page 198 Deed Records of Cass County, Texas, an iron bar driven in the wedge of old road 23 1/2 feet southwest of a fence corner;  
THENCE E with the SBL of said 231.37 acre tract at 2082.1 feet to an Iron stake in the center of John's Creek, same being the SE corner of said 231.37 acre tract a pine knot brs. W. 15 feet on the bank of creek, from which pine knot an 8" Sweet Gum brs. NE 5 feet;  
THENCE with the meanders of said Creek as follows, S 40 deg. E 250 feet; S 69 deg. W 417 feet; W 61 deg. W 250 feet; S 39 1/2 deg. W 632 feet; S 32 1/2 deg. W 111 feet; S 12 deg. W 319 feet to an iron stake in the center of said creek whence an 12" Tapelo Gum brs. N 50 deg. W 12 1/2 feet, two Water Oaks mkd. with old X's standing nearby;  
THENCE N 69 deg. West with the NEL of the Grogan tract out of said Survey, 1767.9 feet to its NW corner and the WBL of said Crabtree Survey whence an 6" Red Oak brs. S 27 deg. E 6 feet;  
THENCE N 0 deg. 50' with the WBL of said Crabtree Survey 1599.9 feet to the beginning containing 62.41 acres of land;

This deed is subject only to that certain non-participating royalty interest reserved to Henry A. King, et al, Trustees, in the deed from said trustees to R. C. Livorman appearing in Vol. K-9, page 619 of the Deed Records of Cass County, Texas, and it is intended to convey by this deed all other rights, titles, and interests in said lands, above described and the oil, gas and minerals thereunder, including the right to hereafter lease same and to receive all rentals and bonus monies to be paid under any present lease on said land or any leases to be hereafter executed on same by grantees;

Reference is here made to the said deed from Henry A. King, et al, Trustees, to R.C. Livorman,

DEED VOL 250

*[Signature]*  
22.11.48

8/25/1948

dated Sept. 4, 1944, recorded in Vol. K-9, page 619 of the Deed Records of Cass County, Texas, for more particular description of said lands herein conveyed.;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Claude D. McDonald and Charles H. McDonald, and unto their heirs and assigns forever, and we do hereby bind ourselves and our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Claude D. McDonald and Charles H. McDonald, and unto their heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands at Atlanta, Texas, this 25th. day of August 1948.

R. C. Liverman  
Annie Liverman.

\$1.10 rev. duly cancel.

THE STATE OF TEXAS ))  
COUNTY OF CASS ((

BEFORE ME, the undersigned a Notary Public in and for said County and State on this day personally appeared R. C. Liverman 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 25th. day of August A.D. 1948.

Tom J. Mays, Notary Public in and for  
Cass County, Texas.

(SEAL)

THE STATE OF TEXAS ))  
COUNTY OF CASS ((

BEFORE ME, the undersigned a Notary Public in and for said County and State, on this day personally appeared Annie Liverman wife of R.C.Liverman known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Annie Liverman acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 25th. day of August A. D. 1948.

Tom J. Mays, Notary Public in and for  
Cass County, Texas.

(SEAL)

Filed for record this the 25th. day of August A. D. 1948, at 2-50 o'clock P.M.  
Duly recorded this the 30th. day of August A. D. 1948, at 2-10 o'clock P.M.

COUNTY CLERK, CASS COUNTY, TEXAS.

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#2069

RELEASE OF LEASE

J. H. FERGOUSON, ET AL

TO

CLAUDE D. MC.DONALD ET AL

STATE OF TEXAS ))

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF CASS ((

WHEREAS, On May 5, 1948, a certain lease agreement was made and entered into by and between R. C. Liverman and J. H. Ferguson covering 314 acres of land in the William Crabtree Survey of Cass County, Texas, which agreement appears of record in Vol. 248 page 609 of the Deed Records of Cass County, Texas, to which reference is here made; and whereas said lands have been sold to Claude D. McDonald and Charles H. McDonald by R. C. Liverman and wife, and a valuable consideration has been paid to the said J.H. Ferguson and wife for the cancellation and surrender of said lease;

NOW, THEREFORE, in consideration of the payment to us by Claude D. McDonald and Charles H. McDonald of Ten Dollars and other good and valuable considerations, we J. H. Ferguson and wife Evelyn Ferguson, do hereby release and surrender said lease and all our rights thereunder, effective as of September 10, 1948, unto the said R. C. Liverman and Claude D. McDonald and Charles H. McDonald; and we, R. C. Liverman and J. H. Ferguson and wife do hereby declare said lease agreement terminated and nullified in all respects. And we, J. H. Ferguson and wife Evelyn Ferguson do hereby covenant, warrant and agree with the said Liverman and McDonalds that we will surrender complete possession of said premises described in said lease to said McDonalds on or before September 10, 1948, together with all buildings and improvements situated thereon. This agreement embodies all prior verbal agreements and written agreements with reference to said premises, and shall bind our heirs, executors and administrators.

Witness our hands this August 25, 1948.

J. H. Ferguson  
Evelyn Ferguson  
R.C. Liverman.

750/103