

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.

General Warranty Deed

Effective Date: August 17, 2018

Grantor: Placekeeper II, Inc., a Texas corporation as the exchange accommodation titleholder in a qualified exchange accommodation arrangement for JW Edna I, Ltd., and JW Bandera I, Ltd.

Grantor's Mailing Address:

2004 Lakeshore Drive
Austin, Texas 78746
Travis County

Grantee: JW Buna, Ltd., a Texas limited partnership

Grantee's Mailing Address:

806 Avenue U
Marble Falls, Texas 78654
Burnet County

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including (i) all improvements located on the real property, if any; (ii) all appurtenances benefiting or pertaining to the real property and/or the improvements, including, without limitation, all of Grantor's right, title and interest in and to all streets, alleys, rights-of-way, or easements adjacent to or benefiting the real property, and all strips or pieces of land abutting, bounding, or adjacent to the real property; and (iii) the minerals and the mineral estate and appurtenances interests to the extent owned by Grantor):

Being all of that certain tract or parcel of land containing approximately 8.264 acres, more or less, situated in the James L. Truehart Survey No. 36, Abstract 364,

Bandera County, Texas, said tract being more particularly described by metes and bounds shown on Exhibit A attached hereto and made a part hereof.

Reservations from Conveyance: NONE.

Exceptions to Conveyance and Warranty:

Those exceptions described on Exhibit B attached hereto.

Grantor and Grantee have prorated the ad valorem taxes for 2018 between themselves, and Grantee assumes and agrees to pay such ad valorem taxes for 2018 and subsequent years.

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 context requires, singular nouns and pronouns include the plural.

[REMAINDER OF THIS PAGE BLANK—SIGNATURES FOLLOW]

EXECUTED TO BE EFFECTIVE AS OF THE EFFECTIVE DATE.

GRANTOR:

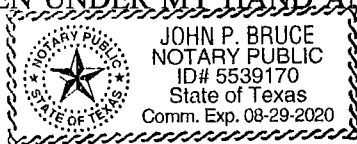
Placekeeper II, Inc., a Texas corporation as the exchange accommodation titleholder in a qualified exchange accommodation arrangement for JW Edna I, Ltd., and JW Bandera I, Ltd.

By: 
Craig A. Dunagan, President

STATE OF TEXAS §
 §
COUNTY OF BURNET §

BEFORE ME, the undersigned authority, a Notary Public in and for said state, on this day personally appeared Craig A. Dunagan, President, President of Placekeeper II, Inc., a Texas corporation, known or proved on acceptable evidence 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 on behalf of such entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 16 day of August, 2018.



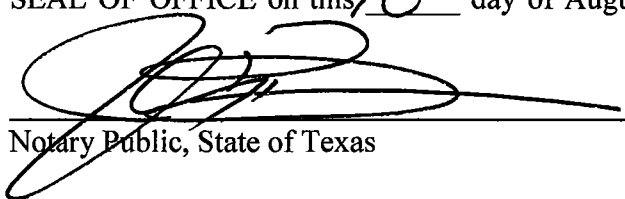

Notary Public, State of Texas
My commission expires: _____

EXHIBIT A**LEGAL DESCRIPTION – 8.264 ACRE TRACT**

A METES AND BOUNDS description of a certain 12.07 acre (525,752 square feet) tract or parcel of land, located in the City of Bandera, Bandera County, Texas, lying and being situated in the James L. Truehart Survey No. 36, Abstract Number 364, and being all of the called 11.647 acre tract of land conveyed by General Warranty Deed to The William H. Gray Family 1995 Trust executed May 24, 2007, recorded in Volume 783, Page 122, Official Records of Bandera County, Texas (O.R.B.C.). Said 11.647 acre tract of land being formerly known as a portion of a called 12.47 acre tract of land, and a portion of a 2.45 acre tract of land described in Warranty Deed to Gladys Nelwyn Carr executed May 19, 1969, recorded in Volume 134, Page 778, Deed Records of Bandera County, Texas (O.R.B.C.). Said 12.07 acre tract being more particularly described as follows, with all bearings based on the Texas Coordinates System of 1983, South Central Zone;

COMMENCING at a damaged TxDOT Type I monument found in the southwesterly right-of-way (R.O.W.) line of State Highway 173 S. (SH-173, Minimum 120' Variable Width R.O.W.) being the east corner of a called 1.08 acre tract of land conveyed by Warranty Deed to 2 Jenschke Kane, LLC dated February 27, 2015, recorded in Volume 1007, Page 536, O.R.B.C., and being common with the south corner of a called 0.195 acre R.O.W. Deed, recorded in Volume 96, Page 259, D.R.B.C.;

THENCE North 64°10'38" West, with the common line between said southwesterly R.O.W. line of SH-173 and the northeasterly line of said 1.08 acre tract, a distance of 115.28 feet to a point, said point marking the south corner of a called 2.150 acre R.O.W. Deed, recorded in Volume 96, Page 257, D.R.B.C., Texas, being common with the north corner of said 1.08 acre tract and marking the POINT OF BEGINNING of the herein described tract, from which a found 6"cedar post bears North 08°03'11"East, 0.99 feet;

THENCE South 50°01'58"West, with the northwesterly line of said 1.08 acre tract, passing at 6.95 feet a found 1/2-inch iron rod being the east corner of said 11.647 acre tract, continuing in all a distance of 427.14 feet to a found 5/8-inch iron rod with cap stamped "RPLS 4611"being in the northeasterly line of a called 2.38 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Robert Winston Preston and Carol J. Preston, executed July 26, 1995, recorded in Volume 426, Page 349, O.R.B.C., Texas, marking the west corner of said 1.08 acre tract, same being the southerly most northeast corner of said 11.647 acre tract being common with the southerly most northeast corner of the herein described tract;

THENCE North 39°26'04" West, with said northeasterly line of said 2.38 acre tract being common with an easterly line of said 11.647 acre tract, a distance of 103.46 feet to a found 5/8-inch iron rod with cap stamped "RPLS 4611"marking the north corner of said 2.38 acre tract, same being the re-entrant corner of said 11.647 acre tract being common with the re-entrant corner herein described tract, from which a found 6-inch cedar post bears South 29°58'44"West, 0.67 feet;

[Legal description continues on next page.]

THENCE South 50°08'29"West, with the northwesterly line of said 2.38 acre tract being common with the southeasterly line of said 11.647 acre tract, a distance of 500.65 feet to a found 1/2—Iron rod being in the northeasterly R.O.W. line of Old Hondo Road (No Record Found, R.O.W. Width Unknown) and marking the west corner of said 2.38 acre tract, said point being common with the south corner of said 11.647 acre tract and the south corner of the herein described tract, from which a found TxDOT Type I Monument bears South 40°17'47"East, 623.9 feet;

THENCE North 40°17'47"West, along said northwesterly R.O.W. Line, passing at 281.18 feet (0.45 feet left), a found disturbed 1/2—inch iron rod being a southwest corner of said 11.647 acre tract, continuing in all a distance of 594.28 feet to a set 1/2—inch iron rod with cap stamped "Jones|Carter Prop. Corn." marking the apparent intersection of Old Hondo Road and the southeasterly R.O.W. line of Lake Road (No Record Found, R.O.W. Width Unknown), same being the west corner of the herein described tract;

THENCE North 39°06'07"East, along said southeasterly R.O.W. of Lake Road, a distance of 473.77 feet to a set 1/2—inch iron rod with cap stamped "Jones|Carter Prop. Corn." being in the southeast line of a called 2.50 acre Deed to Bandera County, recorded in Volume Q-1, Page 548, D.R.B.C., Texas, said point marking the northwesterly most corner of the herein described tract;

THENCE North 70°30'55"East, a distance of 165.89 feet to a found damaged TxDOT Type I monument being in the southwesterly R.O.W. line of SH-173 and being the west corner of a called 0.109 acre R.O.W. Deed to Texas Highway Department, recorded in Volume 138, Page 695, D.R.B.C., Texas, same being common with a southwesterly corner of said 2.150 acre R.O.W. Deed and marking the north corner of the herein described tract;

THENCE South 67°30'56"East, with said southwesterly R.O.W. line of SH-173 same being common with the south line of said 0.109 acre R.O.W. Deed, passing at 116.78 feet (1.65 feet right) a found leaning TxDot Type I Monument, continuing in all a distance of 226.45 to a set 1/2—inch iron rod with cap stamped "Jones|Carter Prop. Corn." marking the beginning of a circular curve to the left;

THENCE along said curve to the left, having an arc length of 346.55 feet, a radius of 1969.86 feet, a chord bearing of South 59°08'16"East, a delta angle of 10°04'47", and a chord length of 346.10 feet to a set 1/2—inch iron rod with cap stamped "Jones|Carter Prop. Corn." in the southwest R.O.W. line of said SH-183, being common with a northeasterly line of the herein described tract and marking a point of tangency in said R.O.W. line;

THENCE South 64°10'38"East, with said southwest R.O.W. line of SH-173, a distance of 222.31 feet to the POINT OF BEGINNING, CONTAINING 12.07 acres (525,752 square feet) of land in Bandera County, Texas as shown on Drawing No. 11873 filed under Job No. 15001-0002-00 in the office of JONES|CARTER San Antonio, Texas.

[Legal description continues on next page.]

LESS AND EXCEPT:

A METES AND BOUNDS description of a certain 3.806 acre (165,767 square feet) partition tract, located in the City of Bandera, Bandera County, Texas, out of the James L. Truehart Survey No. 36, Abstract Number 364, and being a portion of a called 11.647 acre tract of land conveyed by General Warranty Deed to The William H. Gray Family 1995 Trust executed May 24, 2007, recorded in Volume 783, Page 122, Official Records of Bandera County, Texas (O.R.B.C.). Said 11.647 acre tract of land being formerly known as a portion of a called 12.47 acre tract of land, and a portion of a 2.45-acre tract of land described in Warranty Deed to Gladys Nelwyn Carr executed May 19, 1969, recorded in Volume 134, Page 778, Deed Records of Bandera County, Texas (D.R.B.C.). Said 3.806 acre tract being more particularly described as follows, with all bearings based on the Texas Coordinates System of 1983, South Central Zone;

COMMENCING at a damaged TxDOT Type I monument found in the southwesterly right-of-way (R.O.W.) line of State Highway 173 S. (SH-173, Minimum 120' Variable Width R.O.W.) being the east corner of a called 1.08 acre tract of land conveyed by Warranty Deed to 2 Jenschke Kane, LLC dated February 27, 2015, recorded in Volume 1007, Page 536, O.R.B.C., and being common with the south corner of a called 0.195 acre R.O.W. Deed, recorded in Volume 96, Page 259, D.R.B.C.;

THENCE North 64°10'38" West, with the common line between said southwesterly R.O.W. line of SH-173 and the northeasterly line of said 1.08 acre tract, a distance of 115.28 feet to a point, said point marking the south corner of a called 2.150 acre R.O.W. Deed, recorded in Volume 96, Page 257, D.R.B.C., Texas, being common with the north corner of said 1.08 acre tract and marking the POINT OF BEGINNING of the herein described tract, from which a found 6" cedar post bears North 08°03'11" East, 0.99 feet;

THENCE South 50°01'58" West, with the northwesterly line of said 1.08 acre tract, passing at 6.95 feet a found 1/2-inch iron rod being the east corner of said 11.647 acre tract, continuing in all a distance of 427.14 feet to a found 5/8-inch iron rod with cap stamped "RPLS 4611" being in the northeasterly line of a called 2.38 acre tract of land conveyed by Warranty Deed with Vendor's Lien to Robert Winston Preston and Carol J. Preston, executed July 26, 1995, recorded in Volume 426, Page 349, O.R.B.C., Texas, marking the west corner of said 1.08 acre tract, same being the southerly most northeast corner of said 11.647 acre tract being common with the southerly most northeast corner of the herein described tract;

THENCE North 39°26'04" West, with said northeasterly line of said 2.38 acre tract being common with an easterly line of said 11.647 acre tract, passing at 103.46 feet a found 5/8-inch iron rod with cap stamped "RPLS 4611" marking the north corner of said 2.38 acre tract, same being the re-entrant corner of said 11.647 acre tract being common with the re-entrant corner herein described tract, from which a found 6-inch cedar post bears South 29°58'44" West, 0.67 feet; continuing in all a distance of 531.64 feet over and across said 11.647 acre tract to a set 1/2-inch iron rod with cap stamped "Jones|Carter Prop. Corn." for the west corner of the herein described tract;

[Legal description continues on next page.]

THENCE North 50°32'51" East, continuing over and across said 11.647 acre tract, a distance of 217.39 feet to a set 1/2-inch iron rod with cap stamped "Jones|Carter Prop. Corn." being in the southwesterly R.O.W. line of said SH-173 for the north corner of the herein described tract and marking the beginning of a circular curve to the left;

THENCE along said curve to the left, having an arc length of 346.55 feet, a radius of 1969.86 feet, a chord bearing of South 59°08'16" East, a delta angle of 10°04'47", and a chord length of 346.10 feet to a set 1/2-inch iron rod with cap stamped "Jones|Carter Prop. Corn." in the southwest R.O.W. line of said SH-173, being common with a northeasterly line of the herein described tract and marking a point of tangency in said R.O.W. line;

THENCE South 64°10'38" East, with said southwest R.O.W. line of SH-173, a distance of 222.31 feet to the POINT OF BEGINNING, CONTAINING 3.806 acres (165,767 square feet) of land in Bander County, Texas as shown on Drawing No. 12005 filed under Job No. 15001-0002-00 in the office of JONES|CARTER San Antonio, Texas.

EXHIBIT B

Exceptions from Conveyance and Warranty

1. Rules, regulations and orders governing residential subdivisions, sanitary and waste disposal, and the drilling, construction and use of water wells passed by the Commissioners Court of Bandera County, Texas, and the Texas Water Quality Board.
2. Bandera County River Authority and Groundwater District (formerly Springhills Water Management District) rules, regulations and statutory authority.
3. Apparent easement evidenced by the location of utility poles, utility lines, guy wires, fire hydrant, underground cable marker, telephone pedestal, water meter and water valve outside of a dedicated easement as shown on the Survey.

✓ 11-GF# 201700452AJPB
RETURN TO: HERITAGE TITLE
401 CONGRESS, SUITE 1500
AUSTIN, TEXAS 78701

Filed for Record in:
Bandera County

On: Aug 20, 2018 at 12:35P

As a
Recording

Document Number: 00227117

Amount 54.00

Receipt Number - 139066

By:
Corrie Boyd

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal Law.

STATE OF TEXAS
COUNTY OF BANDERA

I hereby certify that this instrument was filed on 08 date and time stamped hereon by me and was duly recorded in the volume and and page of the official records of: Bandera County as stamped hereon by me.

Aug 20, 2018

Candy Wheeler, County Clerk
Bandera County