

2

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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

GF#: 13-C-25403

DATE: June 6, 2013

GRANTOR: Klaas Talsma

GRANTEE: Anastasia Talsma

**GRANTEE'S
MAILING ADDRESS:** 2574 CR 211, Hico, Texas 76457

CONSIDERATION: TEN AND NO/100 DOLLARS and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date that is in the principal amount of Two Hundred Fifty One Thousand and 00/100 Dollars (\$251,000.00) and is executed by Grantee, payable to the order of AgTexas, PCA. It is secured by a first and superior vendor's lien retained in this deed and by a deed of trust of even date from Grantee to Mitchell Harris, Trustee, and the further consideration of a note of even date that is in the principal amount of Two Hundred Twenty Nine Thousand Six Hundred Seventy Three and 97/100 Dollars (\$229,673.97) and is executed by Grantee, payable to the order of Grantor. It is secured by a second and inferior vendor's lien retained in this deed and by a deed of trust of even date from Grantee to William H. Oxford, Trustee

PROPERTY (including any improvements):

Lot 1 R, Block 20, M.G. ELLIS ADDITION, an Addition to the City of Fort Worth, Tarrant County, Texas, according to plat recorded in Cabinet A, Slide 12441, Deed Records of Tarrant County, Texas.

RESERVATIONS FROM CONVEYANCE: None

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Notice(s) of any law, ordinance, permit, fees or governmental regulation (including building and zoning) restricting, regulating, prohibiting or relating to the occupancy, use, or enjoyment of the property, as noted and/or shown on plat recorded in Cabinet A, Slide 12441, Deed Records of Tarrant County, Texas.

The existence of a sanitary sewer along the West side(s) of the property, as shown by the files of the City of Fort Worth, Page 2042-408.

Terms, conditions, and stipulations of Designation of Historic Structures and Property filed by the City of Fort Worth in instrument recorded in Volume 12278, Page 640 as affected by the Instruments recorded in Volume 12779, Page 577 and under Clerk's File No. D204305287, Deed Records of Tarrant County, Texas.

Terms, conditions, and stipulations of Oil, Gas and Mineral Lease dated May 7, 2007, filed for record under Clerk's File No. D207194322 as affected by the instruments recorded under Clerk's File Nos. D211261071, D212159223 and D212212717, Deed Records of Tarrant County, Texas. Title to said Lease has not been checked subsequent to the date of recording of said Lease.

Terms, conditions, and stipulations of ENCROACHMENT AGREEMENT by and between La Bella Cupcakes by and through Elisha Lance and The City of Fort Worth, filed for record under Clerk's File No. D211169499, Deed Records of Tarrant County, Texas.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's liens 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 shall become absolute.

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

AgTexas, PCA, at the instance and request of the Grantees herein, having advanced and paid in cash to the Grantors herein that portion of the purchase price of the herein described property as is evidenced by the hereinbefore described \$251,000.00 note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said AgTexas, PCA, and the same are hereby TRANSFERRED and ASSIGNED to said AgTexas, PCA.

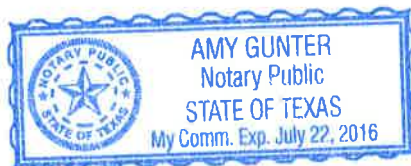


KLAAS TALSMAS

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF ERATH §

This instrument was acknowledged before me on the 15th day of June, 2013, by Klaas Talsma.




Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
William H. Oxford
159 South Graham
Stephenville, Texas 76401

AFTER RECORDING RETURN TO:
King Abstract Company
159 South Graham
Stephenville, Texas 76401