

15/ITC/BG/GF 1411031-GHR

**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.**

**Special Warranty Deed**

**Date:** June 12, 2014

**Grantor:** Esposito Frey LLC, a Nevada limited liability company

**Grantor's Mailing Address:**

1045 Dodge Lane  
Fallon, NV 89406  
Churchill County

**Grantee:** Ward Chepulis

**Grantee's Mailing Address:**

214 Tonkawa Ridge  
Hutto, TX 70614  
Williamson County

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Being 0.57 acres of land, more or less, situated in Williamson County, Texas, out of MEGEE'S FIRST ADDITION, REVISED, TO THE TOWN OF HUTTO, Williamson County, Texas, and being that tract of land described in deed to Esposito Frey Partnership and recorded in Volume 2010, Page 958, Official Records, Williamson County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**Reservations from and Exceptions to Conveyance:**

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove property. This conveyance is also subject to all interests in and to oil, gas and other minerals outstanding of record, if any, covering the hereinabove described property or any part thereof.

Grantor, for the Consideration and subject to the Reservations from and the Exceptions to Conveyance, grants, sells, and conveys to Grantee, the Property, all of its interest in and to 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, by, through or under Grantor, but not otherwise, and except as to the Reservations to Conveyance and Warranty, when the claim is by, through, or under Grantor, but not otherwise.

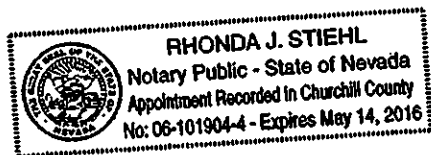
When the context requires, singular nouns and pronouns include the plural.

ESPOSITO FREY, LLC, a Nevada limited liability company

By: *Debra S. Frey*  
Debra S. Frey, Managing Member

STATE OF NEVADA )  
 )  
COUNTY OF Churchill )

This instrument was acknowledged before me on the 12 day of June, 2014 by Debra S. Frey, Managing Member of Esposito Frey LLC, on behalf of said entity.



*Rhonda Stiehl*  
Notary Public, State of Nevada  
My Commission Expires: 5/14/16

**FIELD NOTES**

JOB NO. 14186-00

DATE: 5-12-14

PAGE 1 OF 2

**0.57 ACRES**

Being 0.57 acres of land situated in Williamson County, Texas, out of the Megee's First Addition, Revised, to the Town of Hutto, Williamson County, Texas and being that tract of land described in Warranty Deed to Esposito Frey Partnership dated April 30<sup>th</sup>, 1991 and recorded in Volume 2010, Page 958 of the Official Records of Williamson County, Texas, and further described by metes and bounds as follows:

**BEGINNING:** at a ½" iron rod w/ cap stamped TLS Inc., set at the intersection of the southerly R.O.W. Line of Taylor Street and the westerly R.O.W. line of Anthony Street, said point being the northeasterly corner of said Esposito Frey Partnership tract and this parcel.


**THENCE:** S 10°28'00" E, 209.00 feet along the westerly R.O.W. line of Anthony Street to a ½" iron rod w/ cap stamped TLS Inc., set in the northerly R.O.W. Line of Highway 79 for the southeast corner of said Esposito Frey Partnership tract and this parcel.

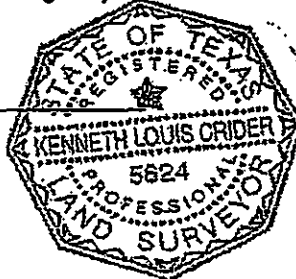
**THENCE:** S 79°32'00" W, 119.17 feet along the northerly R.O.W. line of Highway 79 to a ½" iron rod w/ cap stamped TLS Inc., set in the east line of an alley for the southwest corner of said Esposito Frey Partnership tract and this parcel.

**THENCE:** N 10°28'00" W, 209.00 feet along the easterly R.O.W. line of the alley to a ½" iron rod w/ cap stamped TLS Inc., set in the south line of Taylor Street for the northwest corner of said Esposito Frey Partnership tract and this parcel.

**THENCE:** N 79°32'00" E, 119.17 feet along the southerly R.O.W. line of Taylor Street to the Point of Beginning.

Bearings cited hereon based on north line of Highway 79 as shown on TxDOT R.O.W. map.

  
Kenneth Louis Crider, R.P.L.S. No. 5624  
Texas Land Surveying, Inc.  
3613 Williams Drive, Suite 903  
Georgetown, Texas 78628



**EXHIBIT "A"**

2014045967

**Electronically Recorded**

**OFFICIAL PUBLIC RECORDS**

*Nancy E. Rister*

Nancy E. Rister, County Clerk

2014 June 17 12:39 PM

FEE: \$29.00 PGS 4

Williamson County Texas