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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

01302807

THE STATE OF TEXAS §
 §
COUNTY OF FREESTONE §

KNOW ALL MEN BY THESE PRESENTS:

Date:

July 10, 2013

Grantors:

STANLEY STEVENS and wife, SYLVIA K. STEVENS

Grantors' Mailing Address:

Post Office Box 496,
Oakwood, Texas 75855

Grantee:

SANDERSON FARMS, INC.

Grantee's Mailing Address:

Post Office Box 988,
Laurel, Mississippi 39441-0988

Consideration:

Ten and No/100 (\$10.00) Dollars together with other good and valuable consideration, the receipt of which is hereby expressly confessed and recognized by Grantor.

Property:

Being all that certain tract, lot or parcel of land, containing 30.00 acres of land, located and situated on the SARAH LAUDERDALE SURVEY, A-273, and the JOEL HAMILTON SURVEY, A-273, FREESTONE COUNTY, TEXAS, being more particularly described by metes and bounds description in the attached Exhibit "A"; which is referred to the same as if set forth at length herein and is made a part hereof for all pertinent purposes.

Reservations from and Exceptions to Conveyance and Warranty: Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance and operation of any applicable governmental entities; and payment of taxes for this and subsequent years of ownership being the responsibility of Grantee.

Grantors for the consideration and subject to the reservations from and exceptions to conveyance and warranty grant, sell and convey to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, and Grantee's successors and assigns forever. Grantor

hereby bind Grantors and Grantors' heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's 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 as may be herein contained.

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

EXECUTED this 10 day of **July, 2013**.


STANLEY STEVENS


SYLVIA K. STEVENS

THE STATE OF TEXAS §
COUNTY OF ANDERSON §

This instrument was acknowledged before me on this 10 day of **July, 2013**, by **STANLEY STEVENS**.

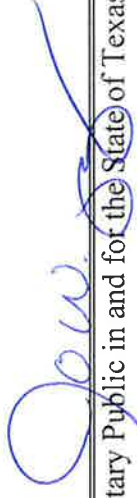



Notary Public in and for the State of Texas

THE STATE OF TEXAS §
COUNTY OF ANDERSON §

This instrument was acknowledged before me on this 10 day of **July, 2013**, by **SYLVIA K. STEVENS**.




Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:
Texas First Title Company, LLC
Post Office Box 2458
Palestine, Texas 75802

EXHIBIT "A"
PAGE ONE

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BEING a 30.000 acre tract of land situated in the Sarah Lauderdale Survey, Abstract No. 372 and the Joel Hamilton Survey, Abstract No. 273, in Freestone County, Texas, and being a portion of that certain called 115.66 acre tract of land described in a Warranty Deed with Vendor's Lien to Stanley Stevens and wife, Sylvia K. Stevens, recorded in Volume 1108, Page 766 of the Official Records of Freestone County, Texas (O.R.F.C.T.), and also being a portion of that certain called 4.74 acre tract of land described in a General Warranty Deed to Stanley Stevens and wife, Sylvia Stevens, recorded in Volume 1425, Page 737, O.R.F.C.T., with said 30.000 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set with a yellow plastic cap stamped "THE WALLACE GROUP" (hereafter referred to as "cap") in the southeast Right-of-Way (R.O.W.) line of U.S. Highway No. 79 (a 100 foot wide R.O.W.), marking the most northerly corner of said called 4.74 acre tract, and being common with the northwest corner of that certain called 46.05 acre tract of land described in a Special Warranty Deed with Life Estate granting one-half (1/2) interest to Margie Thompson, recorded in Volume 1531, Page 532, O.R.F.C.T., and being the most northerly corner of the herein described tract;

THENCE South 33 degrees 30 minutes 29 seconds East, departing said southeast R.O.W. line of U.S. Highway No. 79, along the northeast line of said called 4.74 acre tract and the southwest line of said Thompson tract, a distance of 471.85 feet to a 5/8 inch iron rod set with "cap" in the northwest line of said called 115.66 acre tract, marking the most easterly corner of said called 4.74 acre tract and the southwest corner of said Thompson tract;

THENCE North 57 degrees 11 minutes 12 seconds East, along the southeast line of said Thompson tract and the northwest line of said called 115.66 acre tract, a distance of 566.73 feet to a 5/8 inch iron rod set with "cap" marking the most northerly corner of said called 115.66 acre tract and the most westerly corner of that certain called 324.300 acre tract of land described in a Warranty Deed with Vendor's Lien to Joy B. Massey, recorded in Volume 1466, Page 354, O.R.F.C.T.;

THENCE South 32 degrees 50 minutes 19 seconds East, departing the southeast line of said Thompson tract, along the easterly line of said called 115.66 acre tract and the westerly line of said Massey tract, a distance of 1,112.78 feet to a 1/2 inch iron rod found marking the most easterly corner of said called 115.66 acre tract and the most northerly corner of that certain called 192.44 acre tract of land described in a Warranty Deed to Harold Stone and Patty Jean Stone, recorded in Volume 1505, Page 137, O.R.F.C.T.;

THENCE South 57 degrees 23 minutes 55 seconds West, departing the westerly line of said Massey tract, along the southeast line of said called 115.66 acre tract and the northwest line of said Stone tract, a distance of 1,030.89 feet to a 5/8 inch iron rod set with "cap" marking the most southerly corner of the herein described tract;

THENCE North 32 degrees 50 minutes 19 seconds West, departing the northwest line of said Stone tract and the southeast line of said called 115.66 acre tract, and traveling across said called 115.66 acre tract and said called 4.74 acre tract, a distance of 1,336.30 feet to a 5/8 inch iron rod set with "cap" in the aforementioned southeast R.O.W. line of U.S. Highway No. 79 and the northwest line of the aforementioned 4.74 acre tract;

EXHIBIT "A"
PAGE TWO

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THENCE North 29 degrees 07 minutes 13 seconds East, along said southeast R.O.W. line of U.S.
Highway No. 79 and the northwest line of said called 4.74 acre tract, a distance of 519.63 feet to
the POINT OF BEGINNING.

CONTAINING within the metes recited 30.000 acres of land, more or less.

RETURN TO:
TEXAS FIRST TITLE COMPANY, LLC
POST OFFICE BOX 2458
PALESTINE, TX 75802

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FILED FOR RECORD IN
Freestone County
Linda Jarvis

COUNTY CLERK

ON: Jul 12, 2013 AT 01:11P

as Recordings

Document Number: 01302807

Total Fees : 28.00

Receipt Number - 120774

By, Levi Whiteside, Deputy