

COUNTY OF MONTGOMERY I KNOW ALL MEN BY THESE PRESENTS:

That HUTCHINGS-SEALY NATIONAL BANK of Galveston, Texas, Successor Trustee under the Magnolia W. Sealy Trust, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid by The Champion Paper and Fibre Company, a corporation, the receipt and sufficiency of all of which is hereby acknowledged, subject to the Mineral reservation hereinafter set out, has Granted, Bargained, Sold and Conveyed, and by these presents does hereby Grant, Bargain, Sell and Convey unto the said The Champion Paper And Fibre Company, a corporation, all that certain tract or parcel of land situated in Montgomery County, Texas, described as follows, to-wit: 3555.166 acres of land, more or less, out of the J.C. Pitts League Abst. No. 28, and more particularly described by metes and bounds as follows:

BEGINNING at a mark thus "4" on a keg of concrete at the Northwest corner of the J.C. Pitts League, Abstract No. 29, Montgomery County, Texas, said point being the Southwest corner of the Wm. Hobday Survey and on the Northeast line of the Wm. Starrock Survey from which a 22" Post Oak mkd. X, back and blz. X, back and blz. two backs above, one below, bra. North 77° 45' West 3.4 vrs, a 21" Pine mkd. X blz. above, back below, X with two backs below, bra. South 67° 40' East 5.3 vrs; center line 1 1/2" Iron pipe bra. North 44° 26' East .04 vrs. and South 46° 12' East .12 vrs;

THENCE North 44° 26' East with the Northwest boundary line of the J.C. Pitts League and South east boundary of Wm. Hobday Survey; at 147.0 vrs. cross a branch, at 1473.35 vrs. cross the center line of the Willis, Cut and Sheet Road 20.0 vrs. wide, at 2321.0 vrs. cross center line branch, at 2427.92 vrs. pass .7 vrs. left the 1944 most Eastern patent corner of the Wm. Hobday Survey, in all 2533.13 vrs. to a 1 1/2" Iron pipe in a keg of concrete for corner, from which an 8" Ironwood mkd. X, one back above, two below, bra. North 42° 30' East .5 vrs, a 3" Mulberry mkd. X bra. South 75° 30' East 3.7 vrs; a 19" White Oak mkd. X, one back above, two below, bra. South 25° 30' East 12.2 vrs. This the Northwest corner of the L.B. Brooks 56 1/2 acre tract;

THENCE South 45° 20' East with the southwest boundary line of the Brooks 56 1/2 acre tract and the Northeast boundary line of the G.P. & F.Co. Tract; at 140.6 vrs. cross road, in all 1433.6 vrs. to a 3" Pine Knot stake .1 ft. up in center line of old road for Southwest corner of Brooks 56 1/2 acre tract and the Northwest corner of the L.B. Brooks 67 1/2 acre tract, from which an 8" Sweet Gum mkd. X over X with blz. over these, bra. North 59° East 3.3 vrs, a 9" Sweet Gum mkd. the same bra. North 41° 30' East 2.5 vrs, a 3/4" Iron pipe .15 left. This the 1922 deed corner shaver to Little, Vol. 106 page 475;

Thence South 46° 53' East with the southwest line of the L.B. Brooks 67 1/2 acre tract and the Northeast line of the G.P. & F. Company Tract; at 33.0 vrs. cross shallow branch, at 259.7 vrs. a fence corner 4.3 vrs. left, in all 537.39 vrs. to a 3 1/2" Cedar stake .1 ft. up for southwest corner Brooks 61 1/2 acre tract and Northwest corner L.B. Brooks 41 acre tract, from which a 3/4" Iron pipe 10.06 left, a 21" Sweet gum mkd. with two X's, three backs above and below with a blz. over all, bra. North 44° 30' West 6.2 vrs. to center line, a 12" White Oak mkd. X, six backs above, three below, bra. North 52° 30' East 1.7 vrs. and 8" Hickory mkd. X, three backs above vrs. South 16° West 5.5 vrs. This the 1928 deed corner Runnels to Fine, Vol. 118 page 542.

THENCE South 45° 10' East with the southwest boundary line of the L.B. Brooks 41 acre tract and the Northeast boundary line of the G.P. & F. Company tract; at 124.0 vrs. cross small branch, at 174.5 vrs. cross same branch, at 185.0 vrs. center center line same branch, at 189.0 vrs. Leave center line, at 235.0 vrs. cross branch and fence, at 279.0 vrs. cross fence in all 437.92 vrs. to a mark thus "4" on keg of concrete for corner, at 1 1/2" Iron pipe leaning to Southwest, center line at top .03 left, a 6" Hickory mkd. X, one back above, two below, bra.

(new) below, brs. South 58° 30' East 6.2 vrs;

THENCE North 44° 01' East with the Southeast boundary line of the L.B. Brooks 41 acre tract and the Northwest boundary line of the C.P. & F. Company tract, at 189.0 vrs. cross center line of drain, in all 598.13 vrs. to a mark thus "4" on a keg of concrete for corner, a 1 1/2" iron pipe .07 ft. and North 44° 01' East .04 vrs. a 9" Pine mkd. X, one hack above, two below, brs. South 27° East 3.0 vrs, a 10" Pine mkd. the same brs. South 12° 35' West 4.2 vrs; fence corner 2.2 vrs. Northwest;

THENCE South 45° 04' East with the Southwest boundary line of the K.G. Rose 115 1/2 acre tract and the Northeast boundary line of the C.P. & F. Company tract, at 215.0 vrs. cross North edge of old field, at 399.5 vrs. cross old road, in all 415.44 vrs. to a mark thus "4" on a keg of concrete for Southwest corner K.G. Rose 115 1/2 acre tract, a 5 pronged Sweet Gum each marked X with hack above and two below and 14"-16"-12"-12"-12" in diameter brs. North 33° West 28.0 vrs. to center line, a 1 1/2" iron pipe. 08 South 45° 04' East;

THENCE North 44° 11' East with the Southeast boundary line of the K.G. Rose 115 1/2 acre tract and the Northwest boundary line of the C.P. & F. Company tract, at 134.58 vrs. cross the South edge of an old field, at 498.0 vrs. cross the center line of Indian Camp Creek 5.0 vrs. wide, at 757.7 vrs. cross an old road in all 790.12 vrs. to a 3/4" iron pipe .1 ft. up for Southeast corner K.G. Rose 115 1/2 acre tract on the East or Northeast boundary line of the J.C. Pitts League and Southwest boundary line of the Matthew Morse Survey, a 15" sweet Gum mkd. X. one hack above, two below, brs. South 23° West 21.2 vrs; an 8" Pine marked X, two hacks above one below, brs. North 52° 30' West 8.7 vrs. fence and Southwest edge cultivated field 1.1 vrs. Northeast, a 1 1/2" iron pipe in keg of concrete brs. South 45° 45' East 4.28 vrs;

THENCE South 45° 45' East with the Northeast boundary line of the J.C. Pitts League and the Southwest boundary line of the M. Morse Survey, at 77.0 vrs. cross fence, at 155.0 vrs. cross fence, at 344.2 vrs. fence corner .9 left, at 373.5 vrs. fence corner .5 left, at 375.5 vrs. cross road, at 585.0 vrs. cross road, in all 629.14 vrs. A 3/4" Iron pipe set flush for Northeast corner J.J. Wilson 10 acre tract (old J.W. McDonald 160 acre tract Northeast corner), a 23" White Oak mkd. X, one hack above two below, brs. South 81° West 18.5 vrs. a 25" Water Oak mkd. the same brs. South 43° 20' East 21.9 vrs. an 11" Pine Mkd. the same brs. North 63° West 3.0 vrs. Fence 5.8 left, a 1 1/2" iron pipe in keg of concrete brs. South 58° 16' West .21 vrs;

THENCE South 53° 16' West with the North or Northwest boundary line of the old J.W. McDonald 160 acre tract and Southeast boundary line of the C.P. & F. Company tract, at 175.15 vrs. fence corner 4.0 right, the Northwest corner of the J.J. Wilson 10 acre tract, 12.0 right, the Northeast corner of an old abandoned field now in field pine, at 250.0 vrs. North edge old field 19.5 vrs. right at 350.0 vrs. 24.0 vrs. right, at 485.0 vrs. cross road edge old field 19.0 vrs. right, at 510.0 vrs. West edge old field, at 555.0 vrs. cross center line Indian Camp Creek 5.0 vrs. wide, at 685.0 vrs. the Northeast corner of an old abandoned cultivated field 2.0 vrs. left, in all 969.10 vrs. to a 3" Pine knot stake .4 ft. up for the Northwest corner C.H. Strozier 21-3/4 acre tract, at Northwest corner of an old field, a 11" Post Oak old and very faint marks being the "M" mkd. X hack above, two below new below, called for in the 1869 deed corner I. Palmer to J.W. McDonald, Vol. X, Page 113, Brs. North 20° 30' East .9 vr. a 10" Hickory mkd. X one hack above two below brs. North 71° 30' West 6.0 vrs, an 8" Hickory mkd. the same brs. South 25° East 7.8 vrs;

THENCE South 40° 30' East with the Southwest boundary line of the C.H. Strozier 21-3/4 acre tract and the Skelton 77 acre tract, at 243.0 vrs. the Southwest corner of old field, at 280.0 vrs. cross branch, at 291.4 vrs. fence corner .85 left, at 325.9 vrs. angle in fence .8 vr. left, at 343.94 vrs. cross the center line of the Conroe-Byspot Road 14 vrs. wide, at 360.2 vrs. fence corner 3.0 vrs. left, at 445.7 vrs. fence corner 2.6 vrs. left, at 579.2 vrs. cross center line

drain, at 965.2 vrs. cross center line drain, in all 969.53 vrs. to a mark thus "4" on a keg of concrete for Southwest corner S.E. Skelton 77 acre tract, center line  $1\frac{1}{2}$ " iron pipe .04 vr, right a 10" Pine Mkd. X, one hack above two below, brs. South  $75^{\circ} 30'$  West 13.0 vrs. an 8" Sweet Gum mkd. the same brs. South  $0^{\circ} 50'$  East 9.7 vrs. Fence 1.0 vr. left;

THENCE North  $59^{\circ} 15'$  East with the Southeast boundary line of the Skelton 77 acre tract and the Chas. Leffler 28 acre tract, at 275.28 vrs. a 15" Pine mkd. X, one hack above two below, at fence corner North  $56^{\circ}$  West 1.5 vrs, at 295.0 vrs. Cross center line branch at 321.5 vrs. cross same branch, at 336.0 vrs. same branch, at 403.5 vrs. cross same branch, at 419.0 vrs. cross center line Indian Camp Creek 5.0 vrs. wide, at 653.0 vrs. cross old road, at 692.0 vrs. cross old road, at 772.5 vrs. cross old road, at 866.0 vrs. cross fence at 960.27 vrs. fence 28.5 vrs. right, at 1055.0 vrs. fence 49.5 right, in all 1055.05 vrs. to a mark thus "4" on a keg of concrete on the Northeast boundary line of the J.C. Pitts League and Southwest boundary line of M. Morse Survey for the Southeast corner of C. Leffler 28 acre tract, a 13" Sweet Gum Mkd. XX, one hack above four below, brs North  $79^{\circ} 30'$  West 5.2 vrs, a 3" Sweet Gum Mkd. X, one hack above two below, brs. North  $89^{\circ}$  West 2.3 vrs., a Sweet gum mkd. the same brs. South  $7^{\circ}$  East 7.0 vrs. center  $1\frac{1}{2}$ " iron pipe brs. South  $59^{\circ} 15'$  West .05 vr;

THENCE South  $45^{\circ} 30'$  East with the "northeast boundary line of the J.C. Pitts Survey and the Southwest boundary line of the M. Morse Survey, at 53.9 vrs. cross fence, at 401.3 vrs, fence corner 8.2 vrs. left, in all 493.67 vrs. to a  $2\frac{1}{2}$ " fat pine stake 1.0 ft. up for the Northeast corner B.E. Hinchcliff 70 acre tract (old M.K. Metts Tract) a 10" Pine mkd. X. one hack above two below, brs. North  $72^{\circ} 40'$  West 4.2 vrs, a 6" Sweet Gum mkd. the same brs. South  $40^{\circ}$  West 15.5 vrs; a  $1\frac{1}{2}$ " iron pipe in keg of concrete brs. South  $45^{\circ} 39'$  West .13 vr;

THENCE South  $45^{\circ} 39'$  West with the Northwest boundary line of the B.E. Hinchcliff 70 acre tract (old M.K. Metts Tract) and Southeast boundary line of the C.P. & F. Company Tract, at 6.0 vrs. cross East edge old abandoned field, at 100.00 vrs. cross West edge old abandoned field, at 112.0 vrs. cross the center line of Indian Camp Creek 5.0 vrs. wide, at 227.0 vrs. enter old abandoned field, at 430.0 vrs. leave old abandoned field, at 542.3 vrs. cross the center line of the Fox Hunter Road, course South  $85^{\circ} 16'$  West, in all 599.43 vrs. to a mark thus "4" on keg of concrete for Northwest corner Hinchcliff 70 acre tract, a 5" Red Oak Mkd. X one hack above two below brs. South  $79^{\circ}$  East 3.3 vrs. a 6" Pine mkd. the same brs. North  $1^{\circ} 30'$  East 3.2 vrs. A stump hole South  $55^{\circ} 30'$  West 6.0 vrs, another South  $15^{\circ}$  West 8.4 vrs. These 1895 deed corner trees located Metts notes, Vol. 11, page 333. A  $1\frac{1}{2}$ " iron pipe br. North  $45^{\circ} 18'$  West .05 vr;

THENCE South  $45^{\circ} 18'$  East with the Southwest boundary line of the B.E. Hinchcliff 70 acre tract and the Northeast boundary line of the C.P. & F. Company Tract, in all 650.63 vrs. to a  $1\frac{1}{2}$ " iron pipe in keg of concrete for Southwest corner Hinchcliff Tract, an 8" Holly Mkd. X one hack above two below, brs. North  $72^{\circ}$  West 5.9 vrs, a 12" Ironwood Mkd. the same brs. North  $56^{\circ} 40'$  West 8.4 vrs;

THENCE South  $44^{\circ} 13'$  West with the Northwest boundary line of the Lula Yawn 13 acre tract, Lynn Hicks 12 acre tract, and Southeast boundary line of the Champion Paper and Fibre Company Tract at 35.9 vrs. a 23" Sweet Gum mkd. with an X, three hacks below and blz. above .3 vr. right, this the Northeast corner Lula Yawn 13 acre tract, at 212.26 vrs. pass 1124 vrs. left a  $\frac{1}{2}$ " iron pipe and wagon bolt for the Northeast corner of the Lynn Hicks 12 acre tract, in all 368.94 vrs. to a mark thus "4" on a keg of concrete for the Northwest corner of the L. Hicks 12 acre tract, a 10" Hickory mkd. X one hack above, two below, brs. South  $78^{\circ} 15'$  East 5.8 vrs. the center line of a  $1\frac{1}{2}$ " iron pipe brs. South  $46^{\circ} 44'$  East .07 vr, a wagon thimble .8 ft. up brs. South  $44^{\circ} 13'$  West .25 vr;

THENCE South  $46^{\circ} 44'$  East with the Southwest boundary line of the Lynn Hicks 12 acre tract, and the John Hicks tract, and the Northeast boundary line of the C.P. & F. Company tract, at 76.0

vrs. fence corner 1.0 left, at 169.4 vrs. a fence corner .9 left, at 285.66 vrs. cross the center line of a graded road 8.0 vrs. wide, at 440.78 vrs. a 5/8" iron bolt for southwest corner Lynn Hicks 12 acre tract, at 465.9 vrs. fence corner 1.3 left, at 634.1 vrs. a fence corner .5 left, at 791.3 vrs. cross old road, at 886.5 vrs. cross center line of the old Bennett Tract, in all 894.09 vrs. to a 2" iron pipe .2 ft. up for Southwest corner John Hicks 77 acre tract and Northwest corner Emily Little 160 acres; a 1 1/2" White Oak X, two hacks above one below, brs. South 85° 15' East 11.5 vrs. an 8" Hickory mkd. the same brs. South 5° East 9.0 vrs;

THENCE South 45° 44' East with the Southwest boundary line of the Emily Little 160 acre tract (old G.W. Chambers tract) and Northeast boundary line of the C.P. & F. Company Tract, at 62.0 vrs. cross branch, at 534.0 vrs. cross old road, at 902.01 vrs. 14" Pine mkd. X with three hacks below brs. North 5° East .6 vr, a marked line Northeast; this the Northwest corner of the T.E. Anderson 61.66 acre tract. At 952 vrs. a point 1.3 right from which a Pine stump hole brs. North 54° East 6.2 vrs. another brs. South 40° East 4.8 vrs. Continuing, at 1275.0 vrs. Cross the upper or most North line of the Thos. Davey Survey and a South line of the J.C. Pitts Survey, an 11" Sweet Gum mkd. X (old) brs. North 43° 50' West 7.4 vrs. at 1315.23 vrs. a 1 1/2" iron pipe in keg of concrete for Southwest corner T.E. Anderson 61.66 acre tract and the Southeast corner of the C.P. & F. Company tract and on the most Southerly Southeast line of the J.C. Pitts Survey a 14" Sweet Gum Mkd. X, one hack above two below, brs. South 47° 40' West .6 vr, a 5" Red Oak mkd. the same brs. North 33° 50' East 1.8 vrs, a 6" Red Oak mkd. the same brs. South 74° West 4.1 vrs.

THENCE South 44° 07' West with the most Southerly Southeast line of the J.C. Pitts Survey and the most Southerly Northwest line of the Thos. Davey Survey, at 36.77 vrs. pass a 3/4" iron pipe set in the Northeast line of the old Wilson Tract, now C.P. & F. Company Tract, Thos. Davey Survey, from which a 6" Sweet Gum marked X, two hacks above, one below brs. North 56° 30' East 7.0 vrs. a 4" Pinemkd. the same brs. South 36° East 1.5 vrs. the Northeast corner of the Wilson Tract (now C.P. & F. Company Tract) is North 45° 34' West 40.35 vrs. a Pine stake. Continuing at 199.0 vrs. cross the Willis, Cut & Shoot Road 14.0 vrs. wide at 1536.46 vrs. A 3" Pine Knot stake set 1.0 ft. up at intersection of the most southerly Southeast line of the J.C. Pitts League with the West line of the old Wilson Tract (now C.P. & F. Co. Tr) Thos. Davey Survey; a 6" Pine marked X two hacks above one below, brs. South 87° 10' West 2.3 vrs, a 3" Post Oak mkd. the same brs. North 45° 50' East 3.2 vrs, a 4" Red Oak mkd. the same brs. South 72° 40' East 6.3 vrs; Northwest corner of the Old Wilson Tract (now C.P. & F. Company Tract) a Pine stake North 31° 01' West 51.25 vrs, continuing in all 2408.96 vrs. to a 3 1/2" square fat pine stake for Southeast corner of the H.J. Hazel 84 acre tract (old W.P. Outlaw Tract) from which a 6" Red Oak Mkd. X, one hack above two below, brs. North 2° 40' East .7 vr. a 4" Red Oak mkd. the same brs. North 12° East 1.1 vrs. a 3" Red Oak mkd. the same brs. South 84° East 4.1 vrs.

THENCE North 46° 06' West with the Northeast boundary line of the H.J. Hazel 84 acre tract, J.O.H. Bennett 11.37 acre tract and Southwest boundary line of the C.P. & F. Company Tract, at 248.75 vrs. cross fence, at 251.9 vrs. fence corner 2.6 vrs. right, at 672.54 vrs. a 3/4" iron pipe in fence line 2.47 vrs. right at 729.66 vrs. cross fence, at 735.1 vrs. fence corner 1.1 vrs. left, at 989.14 vrs. cross the center line of the old Bennett Tract, same being the Northeast corner of the Hazel Tract and the Southeast corner of the J.O.H. Bennett 11.37 acre tract, continuing in all 1072.64 vrs. to a 1 1/2" iron pipe in a keg of concrete for the 1898 Northeast deed corner of the old W.P. Outlaw Tract, recorded in Vol. 22, page 359; a 1 1/2" black Gum mkd. X over X with hack between, two hacks under Lower X, brs. South 51° 45' East 2.7 vrs. a 7" Red Oak mkd. X, one hack above two below, brs. North 86° 30' East 10.3 vrs. a 12" Maple mkd. the same brs. South 79° 30' West 4.8 vrs;

THENCE South 44° 06' West with the Southeast boundary line of the C.P. & F. Company Tract and the Northwest boundary line of the J.O.H. Bennett 11.37 acre tract (part of the old W.P. Outlaw

Tract) in all 492.83 yrs. to a 1 1/2" iron pipe in a keg of concrete for the 1898 Northwest dead corner of the old W.P. Outlaw Tract as recorded in Vol. 22, page 359; a large Pine stump hole brs. North 22° East 7.3 yrs; a 10" Pine snag 9.0 ft. tall brs. North 37° 15' East 11.2 yrs; This corner in the Northeast boundary line of the J. Montgomery Survey and in the Southwest boundary line of the J.C. Pitts League;

THENCE North 46° 07' West with the Southwest boundary line of the J.C. Pitts League and the Northeast boundary line of the John Montgomery and William Starrock Surveys, at 56.0 yrs. cross bond in a small branch, at 76.5 yrs. cross same branch, at 524.6 yrs. cross an old road, at 1440.0 yrs. cross center line gully at 1563.0 yrs. cross center line log road, at 1980.4 yrs. cross center line of a branch, at 2129.39 yrs. a 3/4" iron pipe set for the Northeast corner of the J. Montgomery Survey and the Southwest corner of the Wm. Starrock Survey. An 11" Pine marked 9 brs. North 38° West 4.4 yrs, a 7" Pine mkd. 8 brs. North 41° 35' West 5.1 yrs, a 11" Pine snag mkd. X, one hack above two below (low) North 55° 30' East 5.9 yrs, a 10" Sweet Gum mkd. the same (low) brs. 5.6° West 11.0 yrs.; a 9" Pine marked X two hacks above one below, South 14° 10' West 11.9 yrs; a wagon thimble and Pine knot stake .55 yr. right, continuing, at 2561.92 yrs. cross the center line of the Conroe-Hyspot Road (80.0 ft, 28.8 yrs. wide), at 2552.0 yrs. cross center line branch, at 2926.0 yrs. the center line of a slough; at 2967.0 yrs. cross center line branch, at 3006.0 yrs cross same branch, at 3016.5 yrs. cross same branch, at 3813.42 yrs., a 4" fat pine stake set for the Southeast corner of the C.L. Rawson 303 acre tract. A 3" Sweet Gum marked X two hacks above one below brs. North 29° East 7.3 yrs, a 4" Post Oak mkd. the same brs. South 59° 35' East 13.5 yrs. a fence corner 8.18 yrs. left and .26 yrs. Northwest, at 3813.67, 7.93 yrs. left a 5" square concrete monument .5 ft. up, continuing, at 4300.0 yrs. cross an old road, at 4741.69 yrs. 1.2 yrs. left a 2" Pine Knot stake .5 ft. up for the Southwest corner of the abandoned Sam Nichols 39.94 acre claim, continuing, at 4822.0 yrs. cross fence paralleling line roughly, in all 5067.61 yrs. to a 3/4" iron pipe for Southwest corner of the Sam Nichols 15 acre tract;

THENCE North 45° 09' East with the Southeast boundary line of the S. Nichols Tract and Northwest boundary line of C.P. & P. Company Tract 507.0 yrs. to a 3/4" iron pipe for Southeast corner of the Sam Nichols tract. An 8" Pine mkd. X one hack above and two below, brs. North 49° 45' East 7.6 yrs, an 11" Pine mkd. the same brs. South 73° 20' East 11.2 yrs;

THENCE North 46° 13' West with the Northeast boundary line of the Sam Nichols tract and the Southwest boundary line of the C.P. & P. Company Tract in all 167487 yrs. to a 1 1/2" iron pipe in a keg of concrete for the northeast corner of the Sam Nichols 15 acre tract; from which a 13" Post oak mkd. X, hack and bls. above, two hacks below (new) mkd. X. hack above and two below (old) on Northwest brs. South 45° 50' West 6.0 yrs, a 13" Pine mkd. X, hack and bls. above, two hacks below brs. South 56° 15' East 3.5 yrs;

THENCE South 45° 04' West with the Northwest boundary line of the Sam Nichols 15 acre tract and the Southeast boundary line of the C.P. & P. Company Tract in all 506.96 yrs. to a 3/4" iron pipe .5 ft. up for the Northwest corner of the Sam Nichols 15 acre tract; a 7" Water Oak mkd. X hack above, two below, brs. North 5° 40' West 4.0 yrs; a 6" Water Oak mkd. the same brs. North 56° 15' East 6.7 yrs; a 9" Elm mkd. X two hacks above one below brs. North 73° 35' West 5.4 yrs; North 45° 05' East 1.37 yrs. and North 45° West .74 yr. a 1 1/2" iron pipe in a keg of concrete;

THENCE North 46° 12' West with the Southwest boundary line of the J.C. Pitts League and the Northeast boundary line of the Wm. Starrock Survey, at 20.21 yrs. a 3/4" iron pipe set in the center line of a drain for the Northeast corner of the C.L. Rawson 305 acre tract. An 8" Sweet Gum marked X two hacks above one below, brs. North 49° 10' East 7.5 yrs. A 12" Sweet Gum mkd. X one hack above two below, brs. South 83° West 2.7 yrs, an 11" Water Oak mkd. X one hack above upper X, two hacks between, and two hacks under lower X, brs. North 45° East 1.0 yr.

West 4.5 vrs, an 11" Water Oak mkd. X over X with hack above upper X, three hacks between and two hacks under lower X vrs. North 75° 45' East 5.9 vrs; a 4" square concrete monument 1 ft. up 1.45 vrs. right at fence corner, continuing in all 483.53 vrs. to the Place of Beginning, as surveyed on the ground by Irving H. Webb, Licensed Surveyor, during the months of December 1944, and January and February 1945.

Subject to the non-participating royalty interest hereinafter conveyed to Grantee, its successors and assigns, Grantor does hereby reserve and retain unto itself, its successors and assigns, for the benefit of the said Magnolia W. Sealy Trust, all of the oil, gas and other minerals in, on and under and that may be produced from the above described land, together with the right of ingress and egress at all times for the purpose of drilling and exploring said land for oil, gas and other minerals and removing same therefrom.

Hutchings-Sealy National Bank of Galveston, Successor Trustee under the Magnolia W. Sealy Trust, Grantor herein, for the consideration herein stated, does hereby Grant, Bargain, Sell and Convey unto the said The Champion Paper and Fibre Company, a corporation, its successors and assigns, a perpetual non-participating royalty interest equal to one-thirty-second (1/32) of all the oil, gas and other minerals in, on and under and that may be produced from the above described land, whether produced under any existing mineral lease or any future mineral lease or leases covering said land, or whether produced from said land independent of any mineral lease, same to be delivered free of cost at the wells or to the credit of Grantee into the pipe line to which the wells may be connected.

It is further expressly agreed and understood that Grantor does hereby bind and obligate itself and its successors and assigns under said Magnolia W. Sealy Trust, to pay Grantee, its successors and assigns, the market price for any timber damages, cut or destroyed in exploring and developing said land for oil, gas and other minerals.

TO HAVE AND TO HOLD the above described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said The Champion Paper and Fibre Company, a corporation, its successors and assigns, forever, ; and the said Hutchings-Sealy National Bank of Galveston, Successor Trustee under the Magnolia W. Sealy Trust, does hereby bind the said Magnolia W. Sealy Trust and its successors in interest, to warrant and forever defend all and singular the said property herein conveyed unto the said The Champion Paper and Fibre Company a corporation, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN TESTIMONY WHEREOF, Grantor has caused this conveyance to be executed by its duly authorized officers, with its corporate seal affixed, this the 13th day of April, 1945.

(I.R.D.S. ATT.&CAN. \$39.05)  
(M.B. 4-13-45)  
ATTEST:

H.W.T. Rabe, Cashier (Seal)

THE STATE OF TEXAS }

COUNTY OF GALVESTON }

HUTCHINGS-SEALY NATIONAL BANK OF GALVESTON,

Successor Trustee under the Magnolia W. Sealy Trust

By J.W. McCullough, President

BEFORE ME, the undersigned authority, on this day personally appeared J.W. McCullough, known to me to be the person whose name is subscribed to the foregoing instrument as President of Hutchings-Sealy National Bank of Galveston, a corporation, and acknowledged to me that he executed the same for the purposes and consideration therein expressed in his capacity as such President and as the act and deed of said Hutchings-Sealy National Bank of Galveston as Successor Trustee under the Magnolia W. Sealy Trust.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of April, 1945.

(Seal) Merlin Bludworth, Notary Public in and for Galveston, County, Texas.

Filed for Record April 18, 1945 at 10: 0'clock A.M.  
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CLAY C.M.C.