

FM 1702

5
9
0

185

2
5
1

156

7
7
2

.537
Acres

20.780
Acres

15.776
Acres

911

FM 1703

4
0
3

2387

34.497
Acres

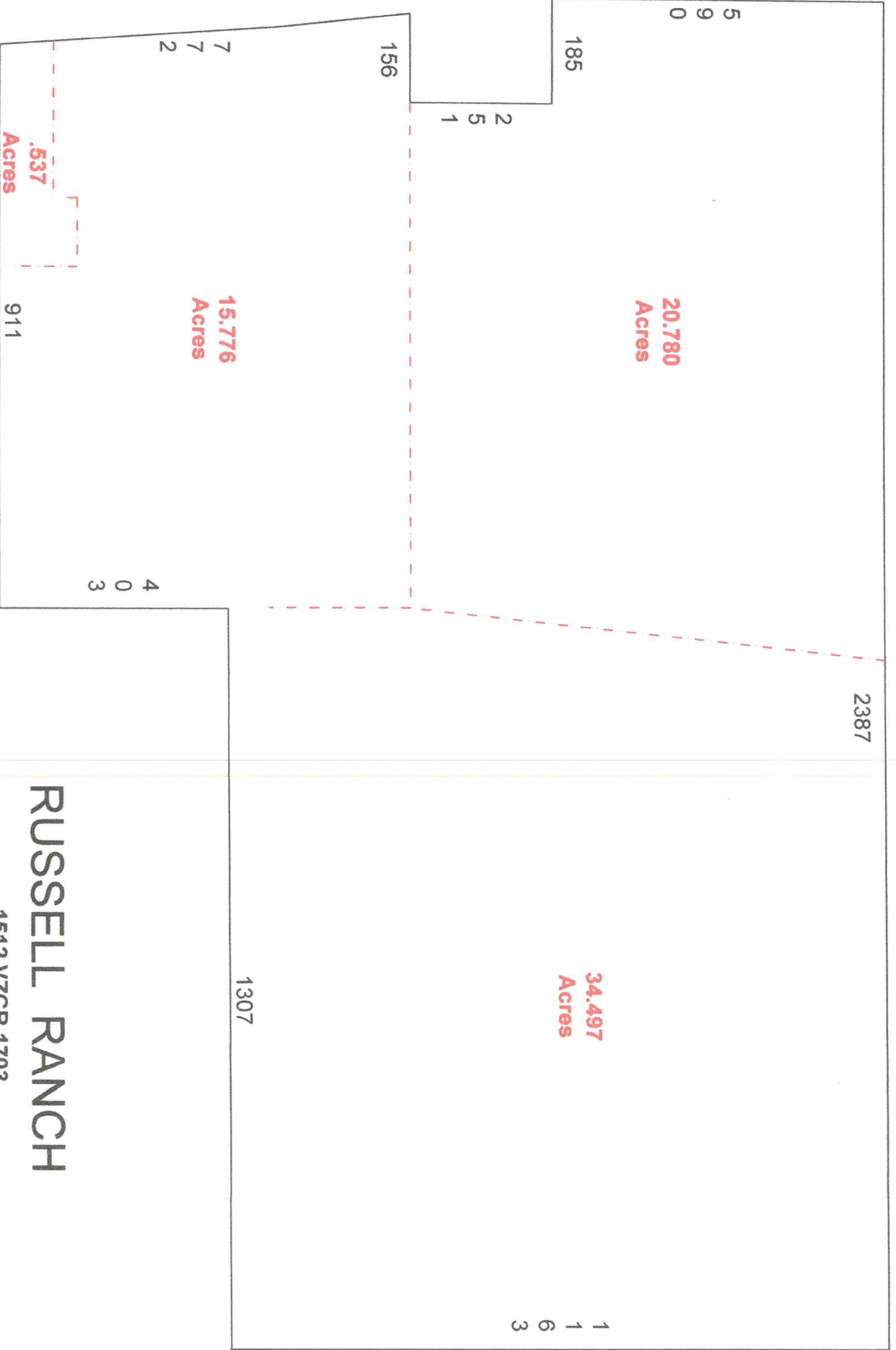
1307

1
1
3

RUSSELL RANCH

1512 VZCR 1703
Grand Saline, TX 75140

3,118,460 Sq Ft
71.590 Acres



RUSSELL RANCH

1512 VZCR 1703
Grand Saline, TX 75140

3,118,460 Sq Ft
71.590 Acres

Russell Ranch

1512 VZCR 1703
Grand Saline, TX 75140

Fenced and Cross-Fenced
Cattle Working Ranch
Gravel Roads

- A Shop
 - Large Metal Building
 - 15'x60' Concrete Work Pad
- B Horse/Hay Barn
- C Cattle Working Pens
 - Two Sorting Pens (Various Sizes)
 - Loading Chute
- D Cattle Loafing Sheds
- E House
 - Small two Bedroom

EXHIBIT "A"
Page 1 of 2

Being a 71.59 acre tract of land situated within the William Elkins Survey, Abstract No. 245, Van Zandt County, Texas, and being all of that certain "Tract One", called 54.0 acres, and all of that certain "Tract Two", called 29.0 acres, described in a Deed dated May 28, 1998 from William C. Young and Joyce M. Young to the Trustee or Trustees of the William C. Young and Joyce M. Young Living Trust Agreement dated May 28, 1998, and recorded in Volume 1469, Page 542 of the Real Records of Van Zandt County, Texas, said 71.59 acre tract of land being more particularly described as follows:

BEGINNING at a 3/8" Timber spike set at the Northwest corner of the above referenced "Tract Two", called 29.0 acres, at the Southwest corner of that certain called 62.3 acre tract described in a Deed to Wiley L.

Garland, III, Trustee, recorded in Volume 1135, Page 429 of the Real Records of Van Zandt County, Texas, in the recognized West line of the William Elkins Survey, Abstract No. 245, and in the roadway of Van Zandt County Road No. 1702, said beginning point being located South 00 deg. 31 min. 14 sec. East - 1029.81 feet from a 60d nail in the roadway of said County Road found marking the recognized Northwest corner of said William Elkins Survey.

THENCE: South 89 deg. 49 min. 10 sec. East, with the North line of said 29.0 acre tract, common with the South line of said 62.3 acre tract, passing the Northeast corner of said 29.0 acre tract and continuing with the most Easterly North line of the above referenced "Tract One", called 54.0 acres, in all a total distance of 2373.36 feet to a 1/2" Iron rod set at the most Easterly Northeast corner of said 54.0 acre tract, in the South line of said 62.3 acre tract, and at the Northwest corner of that certain "Ninth Tract", called 8.0 acres, described in a Deed to Randall P. Preston, et ux, recorded in Volume 1322, Page 152 of the Real Records of Van Zandt County, Texas.

THENCE: South, with the most Northerly East line of said 54.0 acre tract, common with the West line of said 8.0 acre tract, a distance of 1170.54 feet to a 1/2" Iron rod set at the most Easterly Southeast corner of said 54.0 acre tract and at the Northeast corner of that certain "Eighth Tract", called 14.9 acres, described in the above mentioned Deed to Randall P. Preston, et ux, recorded in Volume 1322, Page 152 of the Real Records of Van Zandt County, Texas.

THENCE: West, with the most Easterly South line of said 54.0 acre tract, common with the North line of said 14.9 acre tract, a distance of 1370.14 feet to a 1/2" Iron rod set at the most Easterly Southwest corner of said 54.0 acre tract and at the Northwest corner of said 14.9 acre tract.

THENCE: South, with the most Southerly East line of said 54.0 acre tract, common with the West line of said 14.9 acre tract, a distance of 432.20 feet to a 3/8" Timber spike set at the most Westerly Southeast corner of said 54.0 acre tract, at the Southwest corner of said 14.9 acre tract, in the South line of the William Elkins Survey, Abstract No. 245, and in the roadway of Van Zandt County Road No. 1703.

THENCE: West, with the most Westerly South line of said 54.0 acre tract, common with the South line of said William Elkins Survey, and generally with the roadway of Van Zandt County Road No. 1703, a distance of 911.97 feet to a 3/8" Timber spike set at the most Westerly Southwest corner of said 54.0 acre tract and being located South of the existing pavement of said County Road.

THENCE: North 02 deg. 19 min. 06 sec. West, with the most Southerly West line of said 54.0 acre tract, common with the East line of that certain called 14.71 acre tract described in a Deed to Scott A. Stegall, et ux, recorded in Volume 1474, Page 349 of the Real Records of Van Zandt County, Texas, and with the roadway of Van Zandt County Road No. 1702, a distance of 538.72 feet to a 3/8" Timber spike set at an angle in same.

THENCE: North 08 deg. 59 min. 59 sec. West, continuing with the most Southerly West line of said 54.0 acre tract, common with the East line of said 14.71 acre tract, and with the roadway of said County Road, a distance of 233.71 feet to a 3/8" Timber spike set at the most Westerly Northwest corner of said 54.0 acre tract and at the Southwest corner of that certain called 1.0 acre tract described in a Deed to E. E. Watts, recorded in Volume 718, Page 199 of the Deed Records of Van Zandt County, Texas.

THENCE: South 89 deg. 54 min. 14 sec. East, with the most Westerly North line of said 54.0 acre tract, common with the South line of said 1.0 acre tract, a distance of 156.04 feet to a 1/2" Iron rod set at the Southeast corner of said 1.0 acre tract and at the most Easterly Southwest corner of the above mentioned "Tract Two", called 29.0 acres.

THENCE: North 00 deg. 49 min. 33 sec. West, with the East line of said 1.0 acre tract, common with the West line of said 29.0 acre tract, a distance of 251.32 feet to a fence corner post found marking the northeast corner of said 1.0 acre tract and an Ell corner of said 29.0 acre tract.

THENCE: South 89 deg. 52 min. 51 sec. West, with the North line of said 1.0 acre tract, common with the West line of said 29.0 acre tract, a distance of 185.31 feet to a 3/8" Timber spike set at the most westerly Southwest corner of said 29.0 acre tract, in the recognized West line of the William Elkins Survey, tract No. 245, and in the roadway of Van Zandt County Road No. 1702.

THENCE: North, with the most Northerly West line of said 29.0 acre tract, common with the recognized West line of said William Elkins Survey, and with the roadway of said County Road, a distance of 590.46 feet back to the PLACE OF BEGINNING, and containing 71.59 acres of land.

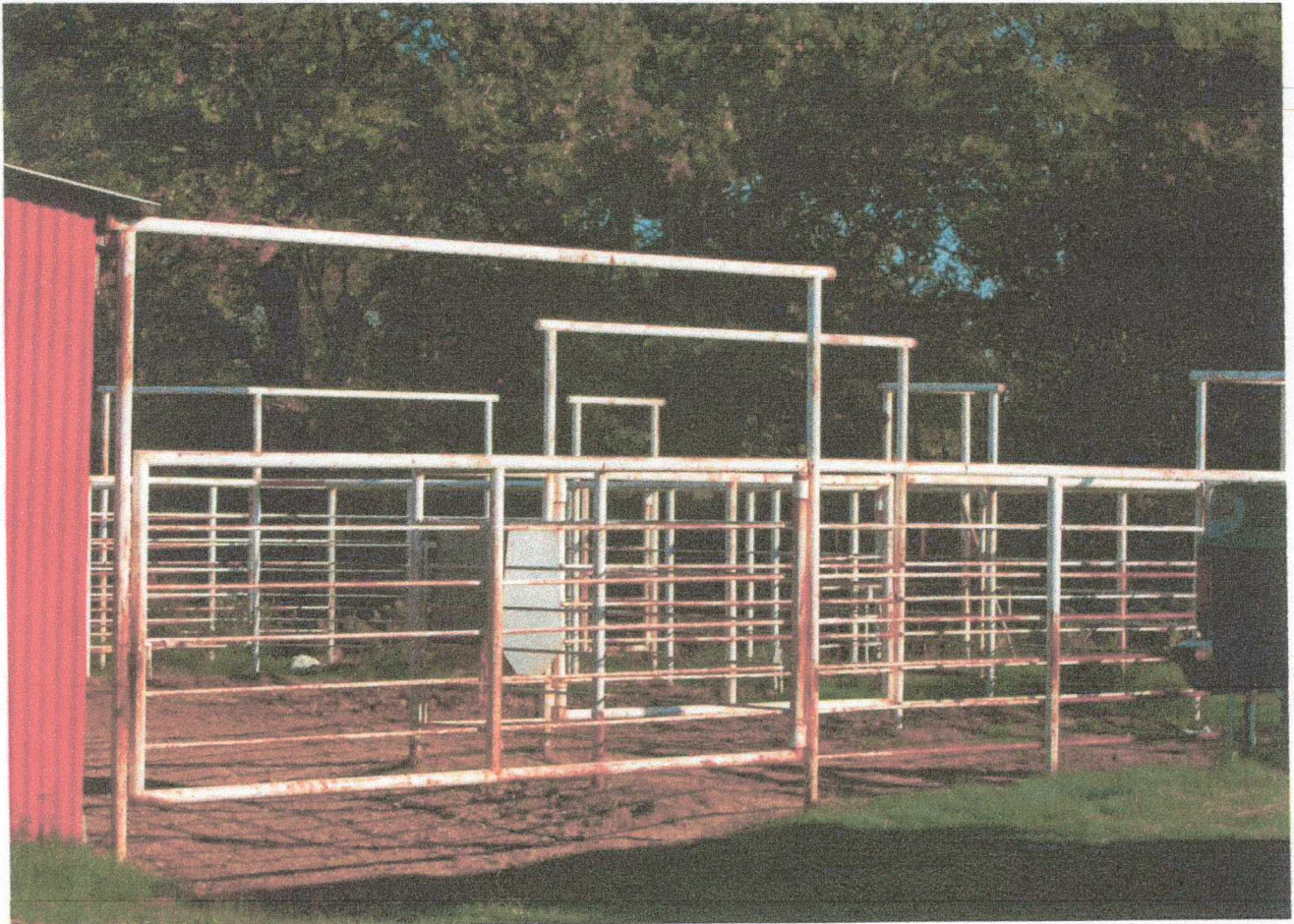
Being the same land in Warranty Deed with Vendor's Lien dated October 23, 1998, from Joyce M. Young and the William C. Young and Joyce M. Young Living Trust Agreement dated May 28, 1998 to Gary T. Young, a single man, recorded in Volume 1487, Page 860, Real Records of Van Zandt County, Texas.

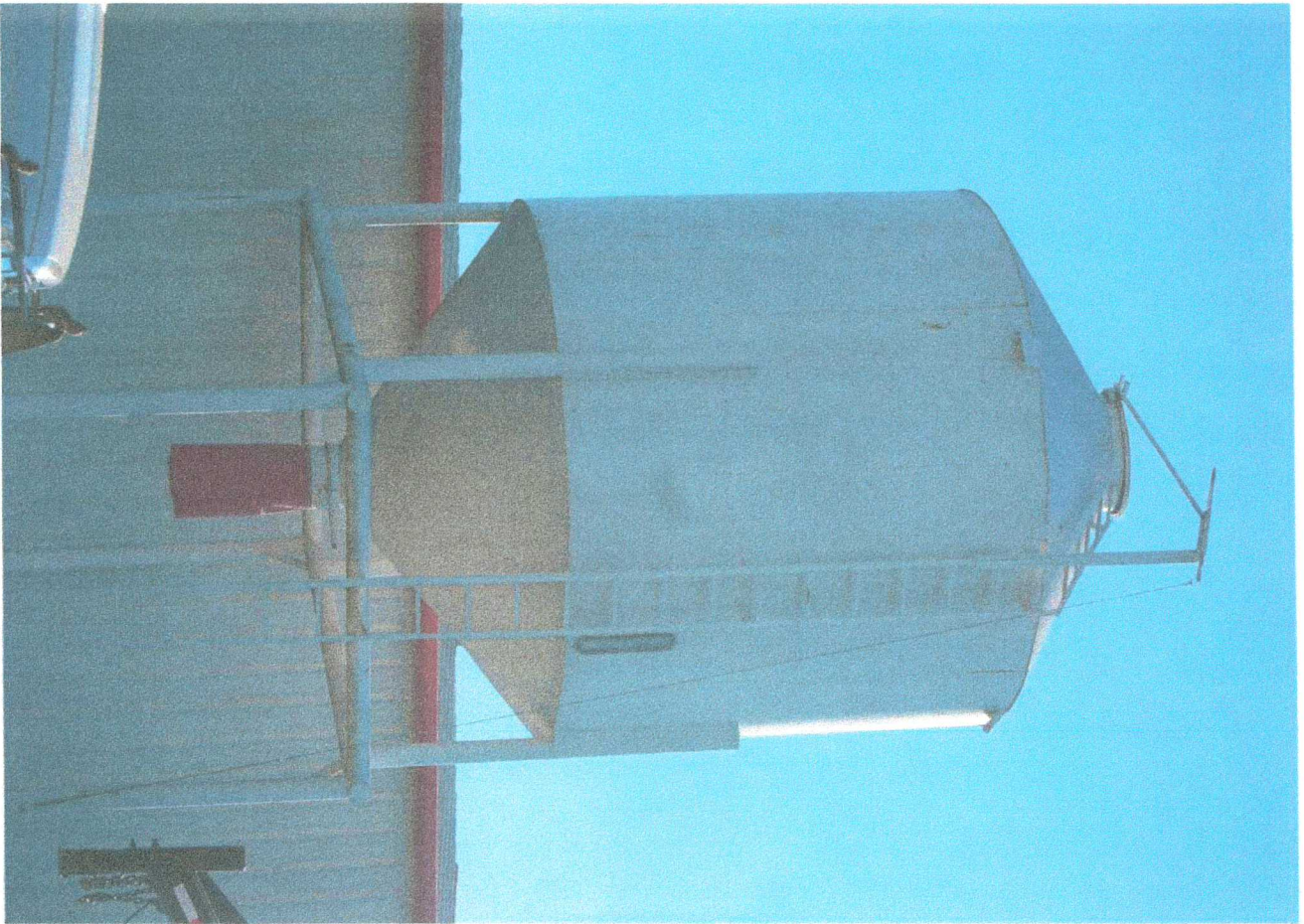
Property Tax

Entity		Property				Tax Statement					
Name	County	Tax Authority	Description	Acres	ID #	Geographical	Year Statement No	Tax Value Assessed	Tax		
Russell Farm 1512 VZCR 1703 Grand Saline, TX 75140	Van Zandt	Van Zandt CAD	W Elkins Block 245 Lot	71.590	R15692	046.0245.0030.0000.0000	2012 2011 2010 2009 2008 2007 2006 2005	302 409 547	222,100 225,130 225,520	76,220 79,250 79,640 80,120 81,720 80,840 85,380 66,770	1,585.04 1,647.03 1,511.22 1,400.18 1,406.64 1,349.79 1,575.23 1,361.90













Document No. 2008-007391
SPECIAL WARRANTY DEED

Parties: WILLIAMS LEMUEL ANDERSON ET UX
to
WILLIAMS RANCH AND CATTLE CO LTD

FILED AND RECORDED
REAL RECORDS
On: 08/13/2008 at 01:36 PM
Document Number: 2008-007391
Receipt No.: 20089315
Amount: \$ 28.00

By: kwhtaker
Charlotte Bledsoe, County Clerk
Van Zandt County, Texas
5 Pages

DO NOT REMOVE THIS PAGE - IT IS A PART OF THIS INSTRUMENT



STATE OF TEXAS
COUNTY OF VAN ZANDT
I hereby certify that this instrument was filed on the date and time stamped hereon by
me and was duly recorded under the Document Number stamped hereon of the Official Public
Records of Van Zandt County.
Charlotte Bledsoe, County Clerk

Record and Return To:

JASON RICHARDSON
P O BOX 1905
SHERMAN, TX 75091



SPECIAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF VAN ZANDT §

Grantor: Lemuel Anderson Williams and Leah L. Williams, husband and wife

Grantor's Mailing Address
(including county): 836 Faith Trail, Heath, Rockwall County, Texas, 75032

Grantee: Williams Ranch and Cattle Co., Ltd.

Grantee's Mailing Address
(including county): 836 Faith Trail
Heath, Rockwall County, Texas, 75032

Consideration: Ten Dollar (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All of Grantor's right, title and interest in and to the property, being 71.59 acres of land, more or less, a part of the William Elkins Survey, Abstract No. 245, Van Zandt County, Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is SUBJECT TO all valid and outstanding oil, gas, and other mineral interests of every kind and nature, if any, as well as all easements, rights-of-way, building and/or use restrictions now of record in the office of the County Clerk of Van Zandt County, Texas, which affect the property conveyed herein.

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, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor'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 Conveyance and the Exceptions to Conveyance and Warranty.

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

DATED this 7th day of August, 2008.

Lemuel Anderson Williams
Lemuel Anderson Williams

Leah L. Williams
Leah L. Williams

STATE OF TEXAS §
COUNTY OF GRAYSON §

This instrument was acknowledged before me on the 17th day of August, 2008, by
Lemuel Anderson Williams and Leah L. Williams.



Sarah Rose
Notary Public in and for
The State of Texas

Prepared in the office of:
Jason W. Richardson, Esq.
P.O. Box 1905
Sherman, Texas 75091-1905

After recording return to:
Jason W. Richardson, Esq.
P.O. Box 1905
Sherman, Texas 75091-1905