

Account Number: 571-147410

ATTENTION ASSIGNEE: IT IS THE RESPONSIBILITY OF THE ASSIGNEE TO SATISFY HIMSELF AS TO THE CONDITION OF THE TITLE FROM THE TIME OF THE ORIGINAL VETERANS'S PURCHASE TO THE PRESENT TIME.

ASSIGNMENT OF VETERANS LAND BOARD
CONTRACT OF SALE AND PURCHASE

STATE OF TEXAS
COUNTY OF San Jacinto

Assignor: Sheila L FlynnMailing Address: PO Box 621 , Shepherd TX 77371-0621Phone Numbers: Home: (936) 628-2007 Work: 281/935-5563Assignee: Dwayne T. WrightMailing Address: PO Box 150 Shepherd, Tx 77371Phone Numbers: Home: (936) 628-6451 Work: (936) 628-3504

WHEREAS the Assignor entered into a Contract of Sale and Purchase dated April 26, 1996, and recorded in Vol. 232, Page 231, Official Public Records of San Jacinto County, Texas, wherein said Assignor agreed to purchase 10.500 acres of land in San Jacinto County, Texas; and

WHEREAS it is the desire of the Assignor to assign all Assignor's right, title and interest in the land to Assignee.

NOW THEREFORE, for a valuable consideration, the receipt of which is hereby acknowledged and confessed, and for the payment of which no right or lien, express or implied, is hereby retained or shall exist, the Assignor assigns to Assignee all of Assignor's right, title and interest in the above-referenced Contract of Sale and Purchase.

It is agreed and understood by the parties hereto that this assignment is subject to and is governed by the Provisions of Acts 51st Legislature, R.S. 1949, Ch. 318 as amended, and the rules and regulations of the Veterans Land Board of the State of Texas, as amended from time to time, and shall not be effective until approved by an officer of the Veterans Land Board.

Assignee assumes and agrees to pay the unpaid balance of the deferred principal amount, plus accrued and unpaid interest, and except as may hereinafter be provided, assumes the said contract upon the same terms and conditions as the Assignor, subject to the following items:

Assignor and Assignee have prorated all property taxes for the current year and Assignee shall be responsible for payment of all taxes for the current year.

Assignor and Assignee have reached a satisfactory agreement with regard to any roll back taxes that may be assessed for prior years.

50403

ASSUMED NAME RECORDS

CERTIFICATE OF OWNERSHIP FOR UNINCORPORATED BUSINESS OR PROFESSION
NOTICE: 'CERTIFICATE OF OWNERSHIP' ARE VALID ONLY FOR A PERIOD NOT TO EXCEED 10 YEARS FROM THE DATE FILED IN THE COUNTY CLERK'S OFFICE. (CHAPTER 38, SECT 1, TITLE 4, BUSINESS AND COMMERCE CODE)

NAME IN WHICH BUSINESS IS OR WILL BE CONDUCTED

CHARLEY'S TIRE SERVICE

BUSINESS ADDRESS U.S. 59 At Pine Street, PO Box 150 Shepherd, TX 77371

PERIOD DURING WHICH ASSUMED NAME WILL BE USED: NOV. 1997 to Nov. 2007 (NOT TO EXCEED 10 YEARS)

BUSINESS IS TO BE CONDUCTED AS: (PLEASE CHECK ONE)

- Proprietorship
General Partnership
Real Estate Investment Trust
Sole Practitioner
Limited Partnership
Other (name type)
Joint Venture
Joint Stock Company

CERTIFICATE OF OWNERSHIP

WE THE UNDERSIGNED, ARE THE OWNER(S) OF THE ABOVE BUSINESS AND MY/OUR NAME(S) AND ADDRESS GIVEN IS /ARE TRUE AND CORRECT, AND THERE IS /ARE NO OWNERSHIP(S) IN SAID BUSINESS OTHER THAN THOSE LISTED HEREIN BELOW.

NAME Royce G. Wells SIGNATURE Royce G. Wells

ADDRESS PO Box 1202 Shepherd, TX 77371

NAME Ruby M. Wells SIGNATURE Ruby M. Wells

ADDRESS PO Box 1202, Shepherd, TX 77371

NAME Angelia Wells Vanduser SIGNATURE Angelia Vanduser

ADDRESS PO Box 150, Shepherd, TX 77371

NAME SIGNATURE

ADDRESS

NAME SIGNATURE

ADDRESS

NAME SIGNATURE

ADDRESS

(ACKNOWLEDGMENT)

STATE OF TEXAS
COUNTY OF

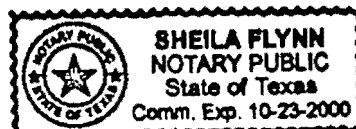
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13th DAY OF October 1997

BY Royce Wells, Ruby Wells, & Angelia Vanduser

Sheila Flynn

NOTARY PUBLIC, STATE OF TEXAS
NOTARY'S PRINTED NAME:

SEAL



FILED FOR RECORD

STATE OF TEXAS
COUNTY OF SAN JACINTO

I, Charlene Vann, hereby certify that this instrument was filed in full number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the official public records of San Jacinto County, Texas as stamped herein by me on

97 OCT 13 PM 3:37

OCT 13 1997

Charlene Vann
COUNTY CLERK TEXAS

Ret.

5040

WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

Know all men by these presents, that we, W. D. PILKINTON and wife, MYRTIE PILKINTON, of San Jacinto County, Texas, for TEN DOLLARS (\$10.00) and other good and valuable considerations to us in hand paid by ANGELIA WELLS VANDVER, ROYCE G. WELLS and wife, RUBY M. WELLS, P. O. Box 1202, Shepherd, Texas 77371 (hereinafter called "Grantees"), the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said Grantees, the following described property, to wit:

Being 2.4625 acres of land situated in the Christian Smith Survey, Abstract No. 50, City of Shepherd, San Jacinto County, Texas, and being out of and a part of a called 6.9 acre tract as described in a deed from Frances Pierce to W. D. Pilkinton, dated November 25, 1962, recorded in Volume 88, Page 74 of the Deed Records of San Jacinto County, Texas, and same being out of and a part of a called 4.828 acre tract as shown on the map or plat filed in Volume 230, Page 465 of the Deed Records of San Jacinto County, Texas, said 2.4625 acres being described by metes and bounds as follows:

TO FIND the place of beginning, COMMENCE at a cross-tie fence corner post found in the South margin of Pine Street, a paved city street, for the Northwest corner of the called 6.9 acre tract;

Thence North 70° 19' 51" East, a distance of 127.55 feet with the South margin of said Pine Street to a 5/8" iron rod set for the Northwest corner of this tract and for the PLACE OF BEGINNING;

Thence North 70° 19' 51" East, a distance of 362.57 feet continuing with the South margin of said Pine Street to a 5/8" iron rod set in the West right of way of U.S. Highway No. 59 for the Northeast corner of this tract;

Thence South 1° 48' 21" West, a distance of 57.28 feet with the West right of way of said highway to a 5/8" iron rod set for a Point of Curve;

Thence along and with said highway right of way around a curve in a clockwise direction having a delta angle of 03° 28' 52", an arc distance of 339.60 feet, a radius of 5589.58 feet, and a chord of South 3° 25' 19" West, a distance of 339.55 feet to a 5/8" iron rod set for the Southeast corner of this tract;

Thence South 86° 37' 40" West, a distance of 274.37 feet to a 1/2" iron rod found for the Southwest corner of this tract;

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, easements, and oil, gas and other mineral reservations, if any, that are valid, existing and properly of record.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs or assigns, forever. And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend all and singular the said premises, unto the said Grantees, their heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

EXECUTED this 25 day of September, 1997.

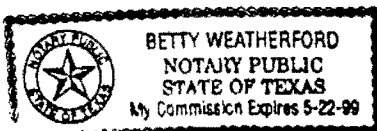
W. D. Pilkinton
W. D. PILKINTON

Myrtie Pilkinton
MYRTIE PILKINTON

THE STATE OF TEXAS §

COUNTY OF SAN JACINTO §

This instrument was acknowledged before me on the 25 day of September, 1997, by W. D. PILKINTON and wife, MYRTIE PILKINTON.



Betty Weatherford
Notary Public, State of Texas

After Recording Return To:
Angelia Wells Vandver
Royce G. and Ruby M. Wells
P. O. Box 1202
Shepherd, Texas 77371

STATE OF TEXAS
COUNTY OF SAN JACINTO
I, Charlene Wann, hereby certify that this instrument was FILED in the number sequence on the date and at the time stamped hereon by me and was duly RECORDED in the official public records of San Jacinto County, Texas as stamped hereon by me on

OCT 13 1997



CHARLENE WANN
COUNTY CLERK
SAN JACINTO COUNTY, TEXAS

FILED FOR
RECORD

97 OCT 13 AM 9:11

Charlene Wann
COUNTY CLERK
SAN JACINTO COUNTY, TEXAS