

## DEED OF GIFT

915595

THE STATE OF TEXAS     ()

COUNTY OF SABINE     ()

KNOW ALL MEN BY THESE PRESENTS:

That ROSS VICKERS and wife, PAUNEE VICKERS of Sabine County, Texas, for and in consideration of the sum of ONE DOLLAR to us in hand paid by JIMMY VICKERS and NEIL BEALL, as Trustees for VANCE E. VICKERS CEMETERY of Sabine County, Texas, and the further consideration of the expansion and improvement of the VANCE E. VICKERS CEMETERY, have GIVEN, GRANTED AND CONVEYED and by these presents do GIVE, GRANT and CONVEY unto the said JIMMY VICKERS and NEIL BEALL, as TRUSTEES for VANCE E. VICKERS CEMETERY of Sabine County, all those certain tracts or parcels of land lying and being situated in Sabine County, Texas, described as follows, to-wit:

FIRST TRACT: BEING a tract of 2.836 acres of the JAMES MASON LEAGUE, Abstract 160, and being designated as Part No. 1 of the partition and division of said above noted tract and being fully described in the Fieldnotes of record in Volume 2, Page 207, Field Note Records of Sabine County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron stake for corner in the East edge of the roadway of the Milam-Isla road, from which an 8" Sweet Gum bears North 66° West 9.8 varas and an 8" Pine bears South 86-1/2° West 9.5 varas, being the SW corner of the 26.436 acre tract;

THENCE S 89-1/2° East with the SBL of the 26.436 acre tract at 360 varas to an iron stake in the fence corner, from which an 8" Sweet Gum bears North 66° West 3.4 varas and a 5" Black Gum bears South 69° West 6.9 varas;

THENCE North 3-1/2° West with the EBL of the 26.436 acre tract at 47.14 varas to an iron stake for corner in the fence line, from which a 20" Sweet Gum bears North 88° West 5.6 varas and a 12" Pine Oak bears South 24-1/2° West 7.3 varas;

THENCE North 89-1/2° West at 337 varas an iron stake in the roadway of the Milam-Isla road on the WBL of the 26.436 acre tract;

THENCE S 5° West with the WBL of said 26.436 acre tract at 2.64 varas to an iron stake for corner in said roadway, from which a 5" Sweet Gum bears North

VOL 0016 PAGE 288

71° West 8.2 varas and a Light Pole bears North 48° East 7.5 varas;

THENCE South 23° West at 46.0 varas to the PLACE OF BEGINNING, containing 2.836 acres of land.

SECOND TRACT: BEING a tract of 2.836 acres of the JAMES MASON LEAGUE Abstract 160, and being designated as Part No. 2 of the partition and division of said above noted tract and being fully described in the field notes of record in Volume 2, Page 207, Field Note Records of Sabine County, Texas, and described by metes and bounds as follows:

BEGINNING at an iron stake for corner in the roadway of the Milam-Isia Road, being the NW corner of Part No. 1, herein described;

THENCE S 89-1/2° East with the NBL of Part No. 1 at 337 varas to an iron stake for corner in a fence, being the NE corner of Part No. 1, from which a 20" Sweet Gum bears North 88° West 5.6 varas and a 12" Pin Oak bears South 24-1/2° West 7.3 varas;

THENCE North 3-1/2° West with the EBL of the 26.436 acre tract, at 61.12 varas to an iron stake for corner, from which a 12" Hickory bears South 19° West 5.2 varas and another 12" Hickory bears North 35° West 8.8 varas;

THENCE North 89-1/2° West at 233 varas to an iron stake in the East fence of the Cemetery;

THENCE South 0° 45' West with the East fence of said cemetery, at 41.82 varas to the SE fence corner of said Cemetery;

THENCE South 84-3/4° West with the South fence of the cemetery at 100 varas to an iron stake for corner in the roadway of the Milam-Isia Road; from which a 12" Pine bears South 64° West 8.8 varas and a 3" Pine bears South 89-1/4° West 6.9 varas;

THENCE South 5° West with the WBL of the 26.436 acre tract at 10.36 varas to the PLACE OF BEGINNING, containing 2.836 acres of land.

It is expressly stipulated and understood however, that if said above described property should ever cease to be used for cemetery purposes, then and in that event, the title to the property herein conveyed shall revert to

ROSS VICKERS and wife, PAUNEE VICKERS or their heirs or assigns.

It is further understood that all sale proceeds of any timber cut and sold from the above described premises, and all proceeds from any Oil, Gas and Mineral Leasing or production shall be paid to the children of ROSS VICKERS and PAUNEE VICKERS, to-wit: JIMMY VICKERS; VANCE VICKERS; BETSY COX and SUE ANN (SUSIE) CLARK.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said JIMMY VICKERS and NEIL BEALL, as TRUSTEES FOR VANCE E. VICKERS CEMETERY, its successors and assigns, and we do hereby bind ourselves, our heirs, ex-ecutors and administrators to warrant and forever defend all and singular the said premises unto the said JIMMY VICKERS and NEIL BEALL, as TRUSTEES FOR VANCE E. VICKERS CEMETERY, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS OUR HANDS, this the 3 day of July, A. D. 1992.

Ross Vickers  
ROSS VICKERS

Paunee Vickers  
PAUNEE VICKERS

THE STATE OF TEXAS    ()  
COUNTY OF SABINE    ()

This instrument was acknowledged before me on this the 3 day of July, A. D. 1992 by ROSS VICKERS and PAUNEE VICKERS.

James Allen Payne  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME OF NOTARY  
My Commission Expires: 7/1/93

At. Paunee Vickers  
rec. # 20359  
9.00 p.d. ck.

VOL 0016 PAGE 290

915595

FILED FOR RECORD  
AT 1:40 O'CLOCK P. M.  
SEP 17 1892  
Nathan Davis  
Clark, County Court, Sabine County  
By Charles McDaniel DEPUTY

THE STATE OF TEXAS  
COUNTY OF SABINE  
HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED AND  
TIMED STAMPED HEREON BY ME AND WAS DULY RECORDED IN  
THE VOLUME AND PAGE OF THE NAMED RECORD OF SABINE  
COUNTY, TEXAS AS STAMPED HEREON BY ME.  
RECORDED 9/17/92  
VOL. 16 PAGE 288  
OFFICIAL PUBLIC RECORDS  
NATHAN GARY, COUNTY CLERK  
SABINE COUNTY, TEXAS  
By Charles McDaniel DEPUTY

VOL 0016 PAGE 291