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## WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

Date: ~~October~~ December 6th, 2010

Grantor: JAMES RAY BALLARD,  
joined proforma by his wife, YVONNE BALLARD

**103579**

AND

TRAVIS LYNN BALLARD,  
joined proforma by his wife, SHEILA BALLARD

Grantor's Mailing Address: JAMES RAY BALLARD  
7459 FM 226  
Nacogdoches, Texas 75961

TRAVIS LYNN BALLARD  
9833 FM 226  
Nacogdoches, Texas 75961

Grantee: BOULEVARD GAS ASSOCIATES LLC,  
A Delaware Limited Liability Company

Grantee's Mailing Address: 1000 Louisiana Street, Suite 5550  
Houston, Texas 77006

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

Being 5.00 acres of land, more or less, and being the approximate East One-Half (E ½) of Lot No. 45 (sometimes erroneously referred to as Lot No. 44), Section One, Mason Creek Subdivision, a subdivision in Sabine County, Texas, according to the official map or plat of said subdivision of record in Volume 1 Page 177, Plat Records of Sabine County, Texas, to which reference is herein made for all purposes, and being the same exact tract of land intended to be conveyed by that certain Warranty Deed dated June 4, 1991, from Paul Smith to James Ray Ballard and Travis Lynn Ballard, recorded in Volume 283 Page 893 of the Deed Records of Sabine County, Texas.

### Reservations from Conveyance:

**GRANTOR hereby reserves all of the oil, gas and other minerals in or under the Property owned by Grantor. Grantor waives Grantor's surface rights, including rights of ingress and egress. Any waiver of surface rights by Grantor does not affect any surface rights that may be held by others.**  
\_\_\_\_\_ (buyers initials)

### Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to any and all conditions and restrictions, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Sabine County, Texas, taxes for the year 2010, the payment of which Grantees assume, and any title or rights asserted by anyone including, but not limited to, persons, corporations, governments or other entities to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or to any land extending from the line of the harbor or bulkhead lines as established or changed by any

government or to the tilled-in-lands, or artificial islands, or to riparian rights or other statutory water rights, or the rights of interest of the STATE OF TEXAS or the public generally in the area extending from the line of mean low tide to the line of vegetation or the right of access thereon, or right of easement along and across the same, if any applicable to and enforceable against the above described property as shown by record of the County Clerk of the County in which said real property is located.

**Reservations from Conveyance:**

**GRANTOR hereby reserves all of the oil, gas and other minerals in or under the Property owned by Grantor. Grantor waives Grantor's surface rights, including rights of ingress and egress. Any waiver of surface rights by Grantor does not affect any surface rights that may be held by others.**

JRB nb TLB JB (sellers initials)

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

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

Executed this 6th day of December, A.D. 2010.

James Ray Ballard  
JAMES RAY BALLARD

Yvonne Ballard  
YVONNE BALLARD

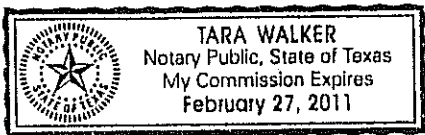
Travis L Ballard  
TRAVIS LYNN BALLARD

Sheila Ballard  
SHEILA BALLARD

THE STATE OF TEXAS )

COUNTY OF Nacogdoches )

This instrument was acknowledged before me on the 6th day of December ~~October~~, 2010, by JAMES RAY BALLARD AND WIFE, YVONNE BALLARD.



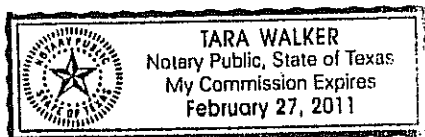
Tara Walker  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
Printed or typed name of notary:  
Tara Walker  
My commission expires: 2-27-11

(AFFIX SEAL)

THE STATE OF TEXAS )

COUNTY OF Nacogdoches )

This instrument was acknowledged before me on the 6th day of December ~~October~~, 2010, by TRAVIS LYNN BALLARD AND WIFE, SHEILA BALLARD.



Tara Walker  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS  
Printed or typed name of notary:  
Tara Walker  
My commission expires: 2-27-11

(AFFIX SEAL)

FILED FOR RECORD  
AT 2:00 O'CLOCK P M

DEC 07 2010  
Janice McDaniel  
Clerk, County Court, Sabine County  
By fam DEPUTY  
Cavender

103579  
THE STATE OF TEXAS  
COUNTY OF SABINE  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED & TIMED  
STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE VOLUME  
AND PAGE OF THE NAMED RECORDS OF SABINE COUNTY TEXAS AS  
STAMPED HEREON BY ME.



RECORDED 12-7-10  
VOL 335 PAGE 009  
OFFICIAL PUBLIC RECORDS  
JANICE McDANIEL COUNTY CLERK  
SABINE COUNTY, TEXAS  
By fam DEPUTY  
Cavender

VOL 0335 PAGE 011

*Pay \$24  
By Sabine  
Abstract*