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This conveyance is made subject to all legal highways, zoning laws, ordinances and regulations and to all restrictions, easements, rights-of-way, exceptions, reservations and conditions contained in prior instruments of record in the chain of title to the premises aforementioned.

Grantor, insofar as it has the legal right to do so, does further release, remise and forever quitclaim unto Grantee, all of Grantor's right, title and interest, if any, in and to all roadways, streets, alleys, easements and rights-of-way adjacent to or abutting on the premises aforementioned.

Grantor binds itself, its successors and assigns to warrant and to forever defend all and singular the aforementioned premises (except the premises quitclaimed in the immediately preceding paragraph) unto Grantee, its successors and assigns, against Grantor and the lawful claims of all persons claiming by, through or under Grantor but no other; provided, however, that any one claim or all claims and demands in the aggregate pursuant to this warranty shall in no event exceed the value of the premises conveyed hereby, as certified and stipulated below.

The parties do hereby agree that current property taxes and all assessments on the property conveyed hereby shall be prorated as of the 7th day of January, 1980, and Grantee assumes and agrees to pay the same from and after that date.

The terms and provisions contained herein shall be binding upon and enure to the benefit of the parties hereto, their successors and assigns.

Grantor and Grantee hereby certify and stipulate that the true and actual value of the premises conveyed hereby is one hundred seventy-five thousand dollars (\$175,000.00).

Witnesseth the hand and seal of Grantor, this 2nd day of July in the year of our Lord 1980.

In the presence of:

Wesley S. Smith

Grantor
Eastates Petroleum Company, Inc.

By: William R. Davis
William R. Davis
Vice President

Seresa J. Hubbard

Attest:

(SEAL)

By: James V. Marcum
James V. Marcum
Assistant Secretary

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