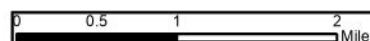
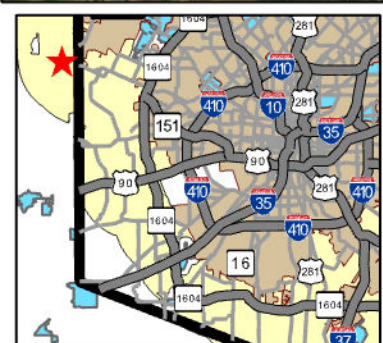
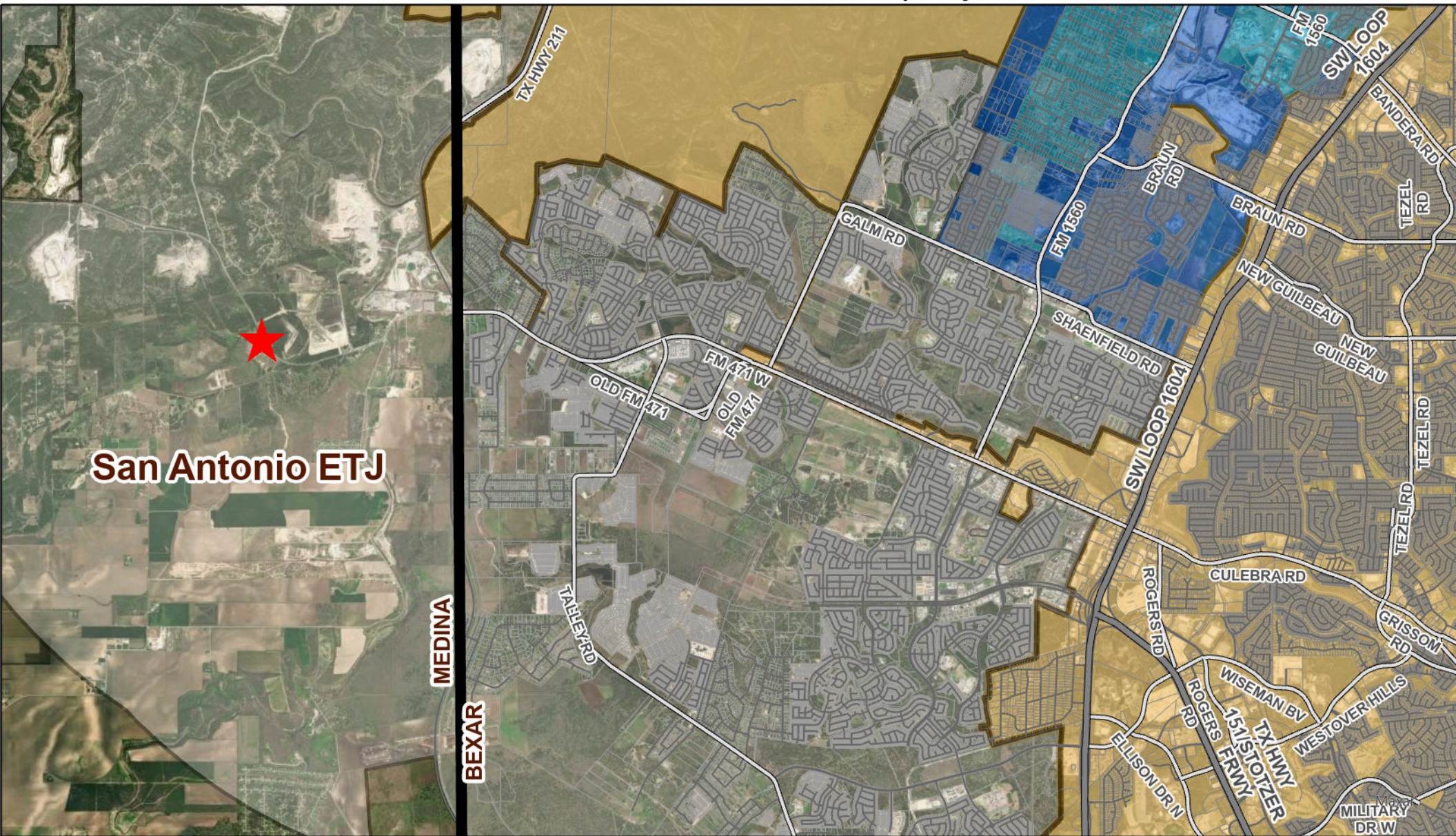





19806 FM 1283 - Smith Property



Legend

-  Major Highways
 Minor Highways
 Streets
 BCAD Parcels

-  Other Cities/Towns
 Other Cities/Towns ETJ
 CoSA Boundary
 CoSA ETJ

Texas Title
GF# _____
GF# 2313623-600

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

Warranty Deed with Vendor's Lien

Date: March 30, 2023

Grantor: Frost Real Estate Investments, LLC, a Texas limited liability company

Grantor's Mailing Address: P.O. Box 4208, Cedar Hill, TX 75106

Grantee: J. Smith Properties, LLC, a Texas limited liability company

Grantee's Mailing Address: 19806 FM 1283, Mico 78056

Consideration:

TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged along with a note of even date executed by Grantee and payable to the order of LWT Ventures, LLC in the principal amount of ONE HUNDRED FORTY THOUSAND AND NO/100 DOLLARS (\$140,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LWT Ventures, LLC and by a first-lien deed of trust of even date from Grantee to Robert Karlseng, Trustee.

Property (including any improvements):

Attached hereto and incorporated herein as Exhibit "A".

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heirs, 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 heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LWT Ventures, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LWT Ventures, LLC, and are transferred to LWT Ventures, LLC without recourse against Grantor.

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

Frost Real Estate Investments, LLC
A Texas limited liability company

By: _____

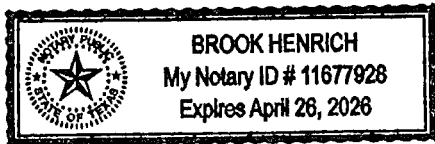
Jack Frost, Manager

STATE OF Texas

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§
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COUNTY OF Medina

This instrument was acknowledged before me on this 30 day of March, 2023, by Jack Frost, Manager, Frost Real Estate Investments, LLC.



(SEAL)

Notary Public, State of Texas
My commission expires: April 26, 2026

PREPARED IN THE OFFICE OF:
KARLSENG, LEBLANC & RICH
19111 N. Dallas Pkwy, Ste. 120
Dallas, TX 75287

AFTER RECORDING RETURN TO:

EXHIBIT "A"

TRACT 1:

A 0.55 acre tract (Tract 1) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas, and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin set in the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract for an exterior corner of a 2.01 acre tract (Tract 3, this day surveyed) and the north corner of this tract from which a 5/8" iron pin found by a chainlink corner post for the north corner of said 3.113 acre tract bears N 23° 36' 51" W 30.04 feet;

THENCE S 23° 36' 51" E 188.58 feet with fence and the southwest line of said highway and the northeast line of said 3.113 acre tract and a utility easement (this day surveyed), being 14 feet wide at this point, to a 3/4" iron pin set for the north corner of a 0.55 acre tract (Tract 2, this day surveyed) and the east corner of this tract;

THENCE S 67° 02' 42" W 61.77 feet into said 3.113 acre tract with the centerline of said utility easement, being 18 feet wide at this point, to a 3/4" iron pin set for an exterior corner of this tract;

THENCE N 24° 09' 20" W 38.20 feet to a 3/4" iron pin set for an interior corner of this tract;

THENCE S 67° 02' 42" W 79.18 feet to a 3/4" iron pin set for the west corner of Tract 2 and the south corner of this tract;

THENCE N 23° 56' 18" W 155.91 feet with an interior line of Tract 3 to a 5/8" iron pin set for an interior corner of Tract 3 and the west corner of this tract;

THENCE N 69° 15' 52" E 142.36 feet to the POINT OF BEGINNING.

TRACT 2:

A 0.55 acre tract (Tract 2) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 3/4" iron pin set in the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract for the east corner of a 0.55 acre tract (Tract 1, this day surveyed) and the north corner of this tract from which a 5/8" iron pin found by a chainlink corner post for the north corner of said 3.113 acre tract bears N 23° 36' 51" W 218.62 feet;

THENCE with fence and the southwest line of said highway and the northeast line of said 3.113 acre tract and a utility easement (this day surveyed), being 14 feet wide at this point, as follows:

S 23° 36' 51" E 26.06 feet to a 5/8" iron pin found by chainlink corner post for an angle point of this tract;

With a curve to the left having a radius of 1960.10 feet, a central angle of 03° 33' 12", an arc of 121.56 feet, and a chord bearing S 25° 44' 32" E 121.54 feet to a 5/8" iron pin found by chainlink corner post for the north corner of a 1.17 acre tract (Volume 389, Page 186, Official Public Records), the east corner of said 3.113 acre tract, the southeast corner of said easement and the east corner of this tract;

THENCE S 67° 02' 41" W 144.77 feet with fence and the northwest line of said 1.17 acre tract and the southeast line of said 3.113 acre tract, at 14.04 feet pass the lower southwest corner of said easement, continuing to a 5/8" iron pin set for the East corner of a 2.01 acre tract (Tract 3, this day surveyed) and the south corner of this tract;

THENCE N 23° 56' 18" W 185.67 feet into said 3.113 acre tract with the lower northeast line of Tract 3, at 138.44 feet pass a corner of said utility easement, being 18 feet at this point, and at 156.47 feet pass a corner of said utility easement, continuing to a 3/4" iron pin set for the south corner of Tract 1 and the west corner of this tract;

THENCE N 67° 02' 42" E 79.18 feet to a 3/4" iron pin set for an exterior corner of this tract;

THENCE S 24° 09' 20" E 38.20 feet to a 3/4" iron pin set for an interior corner of this tract;

THENCE N 67° 02' 42" E 61.77 feet to the POINT OF BEGINNING.

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023002632

eRecording - Real Property

WARRANTY DEED WITH VENDERS LIEN

Recorded On: March 31, 2023 09:39 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

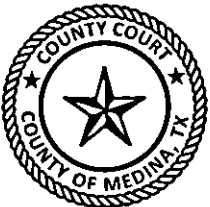
File Information:

Document Number: 2023002632
Receipt Number: 20230330000044
Recorded Date/Time: March 31, 2023 09:39 AM
User: Julie S
Station: CCFRONTWINDOW

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX



Texas Title
GF# ~~2513622-600~~

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

Warranty Deed with Vendor's Lien

Date: March 30, 2023

Grantor: Mico Partners, Ltd., a Texas limited partnership

Grantor's Mailing Address: P.O. Box 4208, Cedar Hill, TX 75106

Grantee: J. Smith Properties, LLC, a Texas limited liability company

Grantee's Mailing Address: 19806 FM 1283, Mico 78056

Consideration:

TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency are hereby acknowledged along with a note of even date executed by Grantee and payable to the order of LWT Ventures, LLC in the principal amount of FIVE HUNDRED THIRTEEN THOUSAND FIFTY-SIX AND NO/100 DOLLARS (\$513,056.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of LWT Ventures, LLC and by a first-lien deed of trust of even date from Grantee to Robert Karlseng, Trustee.

Property (including any improvements):

Attached hereto and incorporated herein as Exhibit "A".

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 heirs, 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 heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by through or under, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

LWT Ventures, LLC, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of LWT Ventures, LLC, and are transferred to LWT Ventures, LLC without recourse against Grantor.

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

Mico Partners, Ltd.
A Texas limited partnership

**By: Mico Partners Management LLC, its
 General Partner**

By: _____

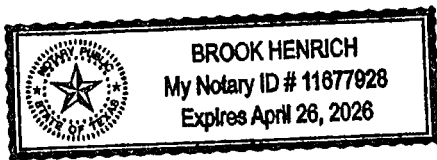
Jack W. Frost, Member

STATE OF Texas

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COUNTY OF Medina

This instrument was acknowledged before me on this 30 day of March, 2023, by Jack W. Frost, Member, Mico Partners Management LLC, General Partner of Mico Partners, Ltd.



(SEAL)

Brook Henrich

Notary Public, State of Texas

My commission expires: 4-26-2026

PREPARED IN THE OFFICE OF:
 KARLSENG, LEBLANC & RICH
 19111 N. Dallas Pkwy, Ste. 120
 Dallas, TX 75287

AFTER RECORDING RETURN TO:

EXHIBIT "A"

A 2.01 acre tract (Tract 3) of land being situated about 12.6 miles N 13° E of Hondo in Medina County, Texas, and being out of Survey No. 255, Abstract No. 408, Jose Jacinto Gonzales, original grantee, also being out of a 3.113 acre tract conveyed from Paul S. Jenkins to Frost & Keeling Associates, Inc., by deed dated October 14, 2004 and recorded in Volume 555, Page 754, of the Official Public Records of Medina County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron pin set in the northwest line of a 1.17 acre tract (Volume 389, Page 186, Official Public Records) and the southeast line of said 3.113 acre tract for the south corner of a 0.55 acre tract (Tract 2, this day surveyed) and the lower east corner of this tract from which a 5/8" iron pin found by chainlink corner post for the east corner of said 3.113 acre tract bears N 67° 02' 41" E 144.77 feet;

THENCE S 67° 02' 41" W 221.59 feet with fence and the northwest line of said 1.17 acre tract and an interior line of an 824.117 acre tract (Volume 384, Page 313, Official Public Records, described in Volume 184, Page 237, Deed Records) and the southeast line of said 3.113 acre tract to a 5/8" iron pin found by an 8" cedar post for an interior corner of said 824.117 acre tract and the south corner of said 3.113 acre tract and of this tract;

THENCE N 23° 56' 18" W 380.22 feet with fence to a 5/8" iron pin found by an 8" cedar post for an interior corner of said 824.117 acre tract and the west corner of said 3.113 acre tract and of this tract;

THENCE N 69° 15' 52" E 364.44 feet with fence, at 336.44 feet pas the upper northwest corner of a 28 foot utility easement (this day surveyed), continuing to a 5/8" iron pin found by chainlink corner post for an east corner of said 824.117 acre tract, the north corner of said 3.113 acre tract, the northeast corner of said easement, and the north corner of this tract;

THENCE S 23° 36' 51" E 30.04 feet with fence and the southwest line of F.M. Highway 1283 (variable width) and the northeast line of said 3.113 acre tract and of said easement to a 5/8" iron pin set for the north corner of a 0.55 acre tract (Tract 1, this day surveyed) and the upper east corner of this tract;

THENCE S 69° 15' 52" W 142.36 feet, crossing said easement, into said 3.113 acre tract to a 5/8" iron pin set for the west corner of Tract 1 and an interior corner of this tract;

THENCE S 23° 56' 18" E 341.58 feet with the southwest line of Tracts 1 and 2, at 169.13 feet pass a 5/8" iron pin set for the south corner of Tract 1 and the west corner of Tract 2, at the center of said easement, continuing to the POINT OF BEGINNING.

**Medina County
Gina Champion
Medina County
Clerk**

Instrument Number: 2023002616

eRecording - Real Property

DEED

Recorded On: March 31, 2023 08:31 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

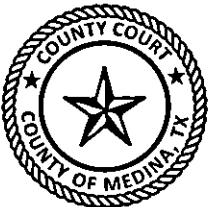
File Information:

Document Number: 2023002616
Receipt Number: 20230330000043
Recorded Date/Time: March 31, 2023 08:31 AM
User: Julie S
Station: CCFRONTWINDOW

Record and Return To:

Simplifile
484 North 300 West, Suite 202

Provo UT



**STATE OF TEXAS
MEDINA COUNTY**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.**

Gina Champion
Medina County Clerk
Medina County, TX

