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Warranty Deed with Vendor's Lien

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all 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: July 30th, 2015

Grantor: AURA-SOMA PRODUCTS LTD., a British Stock Corporation

Grantor's Mailing Address:

Swath Road
RETOLD HARWELL
LINCOLNSHIRE, ENGLAND. LN9 6QB.

Grantee: MICHAEL D. HARWELL and TERESA D. HARWELL, husband and wife

Grantee's Mailing Address:

31571 FM 306
Spring Branch, TX
78070

Consideration: Cash and a note of even date executed by Grantee and payable to the order of THE BLANCO NATIONAL BANK in the principal amount of One Hundred Seventy Thousand and 00/100 Dollars (\$170,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of THE BLANCO NATIONAL BANK and by a first-lien deed of trust of even date from Grantee to DEAN C. MYANE, Trustee.

THE BLANCO NATIONAL BANK, 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 THE BLANCO NATIONAL BANK and are transferred to THE BLANCO NATIONAL BANK without recourse against Grantor.

Property (including any improvements):

Being a 10.00 acre tract of land out of the Maria Ampora Survey No. 3, A-5, C. Hohmann Survey No. 997, A-958, D. & S.E.R.R. Co. Survey No. 929, A-785, S.A. & M.G.R.R. Co. Survey No. 135 and C. Muenzenberger Survey No. 124, A-420, being out of a called 48.0128 acre tract of land recorded in Volume 969, Page 453, Deed Records, Comal County, Texas, and out of a called 40.000 acre tract of land recorded in Document Number 463440, Official Public Records, Comal County, Texas and said 10.000 acre tract being more particularly described by metes and bounds in Exhibit "A" attached hereto;

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2015, 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.

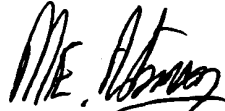
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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, 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.

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

AURA-SOMA PRODUCTS LTD.,
a British Stock Corporation

by:



MALCOLM M. ROBINSON, Secretary

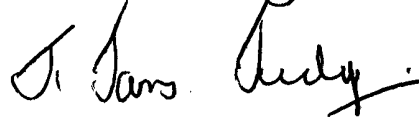
COUNTRY

PROVINCE OF ENGLAND

§
§
§

COUNTY OF LINCOLNSHIRE

This instrument was acknowledged before me on the 30th day of July, 2015, by MALCOLM M. ROBINSON, Secretary of AURA-SOMA PRODUCTS LTD, a British Stock Corporation, on behalf of said corporation.



NOTARY PUBLIC, Province of England

Jonathan James Judge
Notary Public
Leath, England, UK

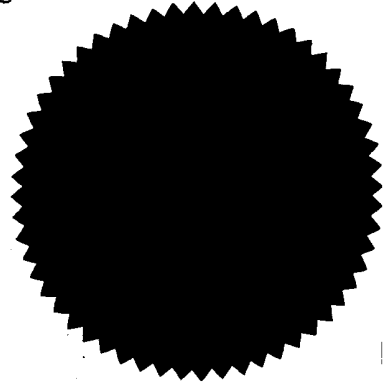


Exhibit A

METES AND BOUNDS DESCRIPTION
FOR A
10.00 ACRE TRACT OF LAND

Being a 10.00 acre tract of land out of a called 48,012.8 acre tract of land recorded in Volume 969, Page 453, Deed Records, Comal County, Texas, and out of a called 40,000 acre tract of land recorded in Document Number 483440, Official Public Records, Comal County, Texas, said 10.00 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" Iron pin found at the intersection of the Northeastly right-of-way line of State Highway No. 32 and the Southeastly right-of-way line of Mail Route Road, for the most Westerly corner of said 48,012.8 acre tract of land and the most Westerly corner of this herein described 10.00 acre tract;

THENCE along the Southeastly right-of-way line of Mail Route Road, the Westerly line of said 48,012.8 acre tract of land and the Westerly line of said 40,000 acre tract of land, the following calls:

N 68°12'36" E a distance of 203.18 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

S 49°26'10" E a distance of 18.88 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

N 49°07'19" E a distance of 41.56 feet to a 1/2" Iron pin found for a Northwestly corner of said 48,012.8 acre tract, common with a Southwestly corner of said 40,000 acre tract, for a corner of this herein described 10.00 acre tract of land;

N 17°36'44" E a distance of 60.41 feet to a 1/2" Iron pin found for a Northwestly corner of said 40,000 acre tract, and the Northwest corner of this herein described 10.00 acre tract of land;

THENCE along a Northerly line of said 40,000 acre tract, N 84°52'37" E a distance of 813.03 feet to a 1/2" Iron pin (with plastic cap stamped "HMT") set for the Northeast corner of this herein described 10.00 acre tract of land;

THENCE across said 40,000 acre tract and said 48,012.8 acre tract, S 02°14'50" W a distance of 930.97 feet to a 1/2" Iron pin (with plastic cap stamped "HMT") set in the Northeastly right-of-way line of State Highway No. 32, common with the Southwestly line of said 48,012.8 acre tract of land, for the South corner of this herein described 10.00 acre tract of land, from which a 1/2" Iron pin found marking a Southwestly corner of said 48,012.8 acre tract bears, S 48°18'54" E a distance of 770.40 feet;

THENCE along the Northeastly right-of-way line of State Highway No. 32, common with the Southwestly line of said 48,012.8 acre tract of land, the following calls:

N 49°10'54" W a distance of 394.00 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

Exhibit A

METES AND BOUNDS DESCRIPTION
FOR A
10.00 ACRE TRACT OF LAND

Being a 10.00 acre tract of land out of a called 48.0128 acre tract of land recorded in Volume 969, Page 453, Deed Records, Comal County, Texas, and out of a called 40.000 acre tract of land recorded in Document Number 468440, Official Public Records, Comal County, Texas, said 10.00 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" Iron pin found at the intersection of the Northeasterly right-of-way line of State Highway No. 92 and the Southeasterly right-of-way line of Mail Route Road, for the most Westerly corner of said 48.0128 acre tract of land and the most Westerly corner of this herein described 10.00 acre tract;

THENCE along the Southeasterly right-of-way line of Mail Route Road, the Westerly line of said 48.0128 acre tract of land and the Westerly line of said 40.000 acre tract of land, the following calls:

N 68°12'36" E a distance of 205.18 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

S 89°26'10" E a distance of 18.83 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

N 49°07'19" E a distance of 41.56 feet to a 1/2" Iron pin found for a Northwesterly corner of said 48.0128 acre tract, common with a Southwesterly corner of said 40.000 acre tract, for a corner of this herein described 10.00 acre tract of land;

N 17°36'44" E a distance of 60.41 feet to a 1/2" Iron pin found for a Northwesterly corner of said 40.000 acre tract, and the Northwest corner of this herein described 10.00 acre tract of land;

THENCE along a Northerly line of said 40.000 acre tract, N 84°52'37" E a distance of 615.03 feet to a 1/2" Iron pin (with plastic cap stamped "HMT") set for the Northeast corner of this herein described 10.00 acre tract of land;

THENCE across said 40.000 acre tract and said 48.0128 acre tract, S 02°14'50" W a distance of 930.97 feet to a 1/2" Iron pin (with plastic cap stamped "HMT") set in the Northeasterly right-of-way line of State Highway No. 92, common with the Southwesterly line of said 48.0128 acre tract of land, for the South corner of this herein described 10.00 acre tract of land, from which a 1/2" Iron pin found marking a Southwesterly corner of said 48.0128 acre tract bears, S 49°18'54" E a distance of 770.40 feet;

THENCE along the Northeasterly right-of-way line of State Highway No. 92, common with the Southwesterly line of said 48.0128 acre tract of land, the following calls:

N 49°10'54" W a distance of 394.00 feet to a 1/2" Iron pin found for a corner of this herein described 10.00 acre tract of land;

Recorder's Memorandum

This document was of poor quality at the time of recording and may not reproduce.

N 49°16'38" W a distance of 323.76 feet to a concrete monument found for a corner of this herein described 10.00 acre tract of land;

N 49°43'55" W a distance of 381.36 feet to the POINT OF BEGINNING and containing 10.00 acres of land in Comal County, Texas.

Bearings herein are based upon a call of N 49°43'55" W along a Southwesterly line of said 48.0128 acre tract of land.

Surveyed this the 28th day of August, 2012.

Reference survey of said 10.00 tract of land prepared this same date.


Mark F. Conlan
Registered Professional Land Surveyor No. 6342



Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
08/07/2015 10:44:28 AM
LAURA 6 Page(s)
201506031489



Bobbie Koepf

Recorder's Memorandum

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