

(deed with vendor's lien - 1)

221-6725- 4752 • 0000

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

KNOW ALL MEN BY THESE PRESENTS:

That CAPITOL AREA COUNCIL OF THE BOY SCOUTS OF AMERICA, a corporation,

for and in consideration of the sum of TEN DOLLARS and other valuable and sufficient cash consideration this day to it in hand paid by the Grantee, hereinafter named, the receipt of which is here acknowledged and confessed and for the payment of which no right or lien, either express or implied, is retained, and the further consideration of the sum of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00)

DOLLARS secured to be paid in accordance with one certain promissory purchase money note of even date herewith, executed by the Grantee herein, payable at the request of Grantor to the order of The Austin National Bank,

at Austin, Texas,

said payee having advanced and paid to Grantor herein the face amount of said note, receipt of which is here acknowledged, payable in installments and bearing interest as therein provided, said note further providing for the acceleration of maturity and the usual attorney's fees, and being additionally secured in its payment by the lien of a deed of trust of even date herewith, executed by the Grantee herein to James Hawley, Trustee;

HE HAS GRANTED, SOLD AND CONVEYED and by these presents does Grant, Sell and Convey unto YOUNG MEN'S CHRISTIAN ASSOCIATION OF AUSTIN, a corporation of Austin, Travis County, Texas, the following described property lying and being situated in Travis County, Texas, to wit:

5.03 acres of land, more or less, in Outlot No. Eleven (11) in Division "Z", in the City of Austin, Travis County, Texas, being the same property granted to the City of Austin by the Missouri Pacific Railroad Company by warranty deed dated December 26, 1963, recorded in Vol. 2402, Page 41, of the Travis County Deed Records, and being more particularly described as follows:

BEGINNING at the southwest corner of a tract of land designated as Tract No. 2 in a certain ordinance of the City of Austin dated January 6, 1949, said ordinance effecting an exchange in the use of certain property between Guy A. Thompson, Trustee, International-Great Northern Railroad Company and the City of Austin;
THENCE N. 26° 02' E. 147.92 feet;
THENCE S. 54° 50' E. 380.00 feet;
THENCE S. 65° 10' E. 702.00 feet, more or less, to the intersection of the west line of Lamar Boulevard;
THENCE S. 20° 47' W. along said west line of Lamar Boulevard 281.00 feet, more or less, to the intersection of the north line of the Sand Beach Reserve;
THENCE N. 54° 50' W. along said north line of the Sand Beach Reserve 1,117.00 feet, more or less, to the point of beginning, containing 5.03 acres of land, more or less, **SAVE AND EXCEPT** for the following easements which are hereby specifically excepted and reserved:

A perpetual easement of ingress and egress in favor of the Missouri Pacific Railroad Company, which easement is thirty (30) feet in width and has a center line which is fifty-five (55) feet west of and parallel with the west line of Lamar Boulevard;

A perpetual easement to the City of Austin for the construction, operation, and maintenance of electrical lines and systems, and construction and maintenance of telephone lines when placed on the same pole facilities, and for the cutting and trimming of trees and shrubbery and the removal of obstructions to the extent necessary to keep them clear of electrical lines and systems, the course of said easement being more particularly described as follows:

A strip of land ten (10) feet in width having its center line as follows:

BEGINNING at a point in the western boundary of the herein conveyed 5.03 acre tract, said point bearing N. 26° 02' E. 99.5 feet from the southwest corner of the said five acre tract;
THENCE S. 62° 49' E. 730 feet to a point hereinafter called "Point A";
THENCE S. 61° 33' E. 282 feet to a fence, a total of 363 feet, more or less, to the intersection of the west line of the Lamar Boulevard right-of-way;

A strip of land five (5) feet in width having its center line as follows:

BEGINNING at a point bearing S. 17° 10' W. 40 feet from Point A, above described;
THENCE N. 17° 10' E. 40 feet to Point A, a total of 75 feet, more or less, to the point of intersection with the northern boundary line of the herein described 5.03 acre tract.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the Grantee , above named, its successors or assigns, forever. And Grantor does hereby bind itself, its successors and assigns, TO WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee , its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; SUBJECT, however, to all valid restrictions and/or easements affecting the use of said property as this date reflected by the Records of Travis County, Texas.

BUT, it is expressly agreed and stipulated that the VENDOR'S LIEN is retained against the above described property, premises and improvements until the indebtedness, above mentioned and described, as evidenced by the hereinbefore described note, principal and interest, is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

FOR VALUE RECEIVED as aforesaid, Grantor
herein, does hereby TRANSFER, SET OVER AND ASSIGN,
without recourse on it in any event, unto the said
The Austin National Bank,
its successors and assigns, the Vendor's Lien here-
in retained, together with all rights, equities, and
superior title thereto securing the payment of said
note, as aforesaid.

EXECUTED this 18th day of August, 1967.

(CORPORATE SEAL)

CAPITOL AREA COUNCIL OF THE BOY
SCOUTS OF AMERICA

ATTEST:

[Signature]

[Signature]
W. E. Tinsley, President

82 50

U.S. INT. REV. STAMPS CANCELLED

THE STATE OF TEXAS ::
COUNTY OF TRAVIS ::

BEFORE ME, the undersigned authority, on this
day personally appeared W. E. Tinsley, President of
Capitol Area Council of the Boy Scouts of American,
a corporation, and officer
known to me to be the person/ whose name is sub-
scribed to the foregoing instrument, and acknowledged
to me that he executed the same for the purposes and
consideration therein expressed, as the act and deed of
said corporation, and in the capacity therein stated.

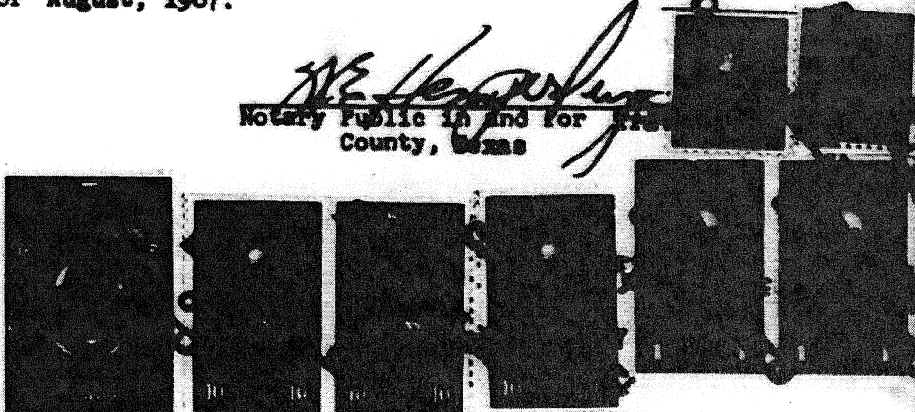
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 18th
day of August, 1967.

NOTARY SEAL

[Signature]
Notary Public in and for Travis
County, Texas

FILED
AUG 21 2 05 PM '67
Travis County, Texas

DEED RECORDS
Travis County, Texas
3338 1455



(over)

3338 1456

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me, and was duly
RECORDED, in the Volume and Page of the named RECORDS
of Travis County, Texas, as Stamped hereon by me, on

AUG 22 1967



Emilie Limburg
COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEED RECORDS
Travis County, Texas

3338 1456