

GRANTOR, insofar as it has the legal right to do so, does further release, remise and forever quitclaim unto GRANTEE, all of GRANTOR's rights, title and interest, if any, in and to all roadways, streets, alleys, easements and rights of way adjacent to or abutting on the property above described.

GRANTOR covenants and warrants with said GRANTEE that GRANTOR, its successors and assigns, shall (except for the property quitclaimed by the immediately preceding paragraph) warrant and defend the property unto the GRANTEE, its successors and assigns, against the claims and demands of 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 amount of consideration paid by GRANTEE as recited herein.

The parties do hereby agree that current property taxes and all assessments on the property conveyed hereby shall be prorated as of the date of this Deed, and GRANTEE assumes and agrees to pay such from and after the date hereof.

The terms and provisions contained herein shall be binding upon and inure 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 property conveyed hereby is Two Hundred Twenty-Five Thousand Dollars (\$225,000.00).

IN WITNESS WHEREOF, GRANTOR has caused its name to be subscribed hereto by its duly authorized President as of the day and year first above written.

Executed and Acknowledged
Before the Undersigned
Attesting Witnesses:

Dorothy H. Carroll

Quinton J. Fields

EASTATES PETROLEUM COMPANY, INC.

By: Charles J. Fuller
President

ATTEST: James V. Manning

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