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MAY 27 2009

BY: *Rhonda [Signature]*
10:44 am

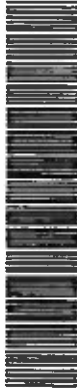
093177

DEED WITHOUT WARRANTY

Date: May 19, 2009

- Grantor(s):
- (1) LAURANCE H. ARMOUR, III., Individually and as Trustee of the Lacy Withers Armour Trusts of Laurance H. Armour III. 57/84 Trust
P. O. Box 538
Pierce, Wharton County, Texas 77467
 - (2) STEVEN S. ARMOUR, Individually and as Trustee of the Lacy Withers Armour Trusts of Steven S. Armour 1987 Trust of Laurance H. Armour Jr. and Margot Boyd Armour 1989 Trust
P. O. Box 600
Pierce, Wharton County, Texas 77467
 - (3) BROOKS ARMOUR DIESEL, Individually and as Trustee of the Brooks Armour 1984 Trust of Lacy Withers Armour Trusts
P. O. Box 634
Pierce, Wharton County, Texas 77467
 - (4) BARBARA DELLA LONGA, Co- Trustee of Laurance H. Armour, Jr. and Margot Boyd Armour 1989 Trust
c/o Lamar Holdings
3555 Timmons Lane, Suite 730
Houston, Harris County, Texas 77027
 - (5) JOHN S. RUNNELLS III, as Independent Executor for the Estate of John S. Runnells II, Deceased, and as Successor Trustee of the JOHNS S. RUNNELLS TRUST dated April 28, 1981
2716 Oak Drive
Bay City, Matagorda County, Texas 77414
 - (6) CLIVE RUNNELLS, JR., Individually and as Trustee
3900 Essex, Suite 1100
Houston, Harris County, Texas 77027
 - (7) HUTCHINS-PIERCE, LTD., a Texas Limited Partnership, acting through its general partner HUTCHINS-PIERCE MANAGEMENT COMPANY, LLC., a Texas Limited Liability Company
2701 Kirby Drive
Houston, Harris County, Texas 77098

03500192447001
Year: 2009 No: 093177 Type: D



Grantee: CITY OF BAY CITY, TEXAS, a Municipal Corporation
1901 Fifth Street
Bay City, Matagorda County, Texas 77414

Consideration: Gift

Property: The North One-half (N 1/2) of Block No. One Hundred Ninety (190) of the ORIGINAL TOWNSITE OF BAY CITY in Matagorda County, Texas, according to the plat thereof recorded in Volume 5 at Pages 36-39 of the Deed Records of Matagorda County, Texas.

Reservations From Conveyance and Warranty:

- (1) Reservation by Grantor of oil, gas, associated hydrocarbons and sulphur in, on, under, or that may be produced from the property or lands pooled therewith. Grantors waive the right to use the surface estate in connection with the development of the mineral estate.

- (2) The property is conveyed to Grantee for use as a meeting place for civic, community and government organizations serving the public and for their functions (including fund raising), for a voting and polling place, and for other activities serving the public. No portion of the property is to be used for commercial purposes. In the event of a violation of this provision, title to this provision title to the property shall automatically revert to Grantors or to their successors and assigns without filing suit or other formality. The charging of fees by Grantee to cover the cost of utilities, cleaning, maintenance, security, or other reasonable expenses incurred by Grantee shall not be considered a commercial use.

**Exceptions to
Conveyance and
Warranty:** NONE

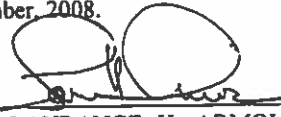
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

This conveyance is intended to include any property interests obtained by after-acquired title.

Each of the Grantors have signed this document on a separate page and agree that the original signatures and notary acknowledgments may be affixed to the original and recorded as a single original document.

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

SIGNED this 31st day of December, 2008.



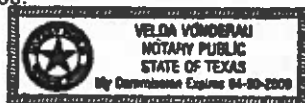
LAURANCE H. ARMOUR, III, as Trustee and
Individually Lacy Withers Armour Trusts Laurance H.
Armour III. 57/84 Trust


THE STATE OF TEXAS §

COUNTY OF WHARTON §

BEFORE ME, the undersigned authority, on this day personally appeared LAURANCE H. ARMOUR, III, Individually and as Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of December, 2008.




Notary Public, State of Texas

Velda Vonderau - Expires 4/30/2009

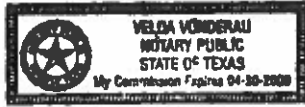
SSA
STEVEN S. ARMOUR, as Trustee and Individually
Lacy Withers Armour Trusts Steven S. Armour 1987
Trust Laurance H. Armour Jr. and Margot Boyd
Armour 1989 Trust

THE STATE OF TEXAS §

COUNTY OF WHARTON §

BEFORE ME, the undersigned authority, on this day personally appeared STEVEN S. ARMOUR, Individually and as Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of December, 2008.



 Velda Vonderau
Notary Public, State of Texas
Velda Vonderau - Expires 4/30/2009

Brooks Armour Diesel

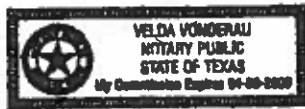
BROOKS ARMOUR DIESEL, as Trustee and
Individually Brooks Armour 1984 Trust Lacy Withers
Armour Trusts

THE STATE OF TEXAS §

COUNTY OF WHARTON §

BEFORE ME, the undersigned authority, on this day personally appeared BROOKS ARMOUR DIESEL. Individually and as Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of December, 2008.



Velda Vonderau

Notary Public, State of Texas

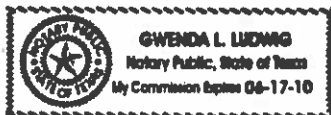
Velda Vonderau - Expires 4/30/2009

Barbara Della Longa
BARBARA DELLA LONGA, Co-Trustee Laurance
H. Armour, Jr. and Margot Boyd Armour 1989 Trust

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared BARBARA R. DELIA LONGA, Co-Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19th day of ^{January}~~December~~, 2008.
9



Gwendolyn Ludwig
Notary Public, State of TEXAS



JOHN S. RUNNELLS III, as Independent Executor
for the Estate of John S. Runnels II, Deceased, and as
Successor Trustee

THE STATE OF Texas §

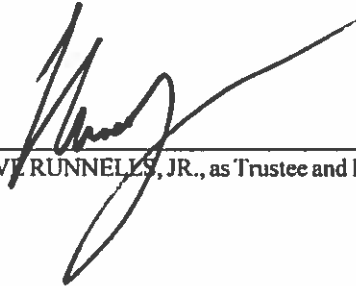
COUNTY OF Matagorda §

BEFORE ME, the undersigned authority, on this day personally appeared JOHN S. RUNNELLS III, as Independent Executor for the Estate of John S. Runnels II, Deceased, and as Successor Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of December, 2008.



Stacey Parr
Notary Public, State of Texas


CLIVE RUNNELLS, JR., as Trustee and Individually

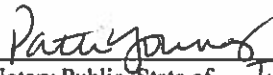
THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared CLIVE RUNNELLS JR., Individually and as Trustee, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of January, ~~December~~, 2008A




Notary Public, State of Texas

HUTCHINS-PIERCE, LTD.
Hutchins-Pierce Management
Company, L. L. C. General Partner

By: [Signature]
Name: Jack H. Moore
Title: Co-Manager

By: [Signature]
Name: Peter C. Taaffe
Title: Co-Manager

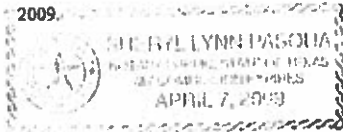
Northern Trust, NA Co-Manager
By: [Signature]
Name: David J. Parker
Title: Vice President

THE STATE OF TX §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared JACK H. MOORE, Co-Manager of HUTCHINS-PIERCE MANAGEMENT COMPANY, L. L. C., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15th day of January, 2009.

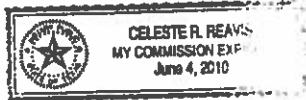


[Signature]
Notary Public, State of Texas

THE STATE OF Texas §
COUNTY OF Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared PETER C. TAAFFE, Co-Manager of HUTCHINS-PIERCE MANAGEMENT COMPANY, L. L. C., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 2009.

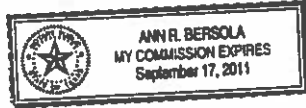


[Signature]
Notary Public, State of Texas

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared DAVID J. PARKER, Vice President of NORTHERN TRUST, NA, a national banking association, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same on behalf of said Bank for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13th day of January, 2009.



Ann R. Bersola
Notary Public, State of TEXAS

FILED

2009 MAY 20 PM 3: 50

Rail Deun
COUNTY CLERK
MATAGORDA COUNTY, TEXAS

STATE OF TEXAS, COUNTY OF MATAGORDA
I hereby certify that this instrument was FILED in File Number
Sequence on the date and at the place stamped hereon by me
and was duly RECORDED in the OFFICIAL RECORDS of
Matagorda County, Texas on

MAY 20 2009



Rail Deun
COUNTY CLERK Matagorda County, Texas

After recording return to:
CITY OF BAY CITY, TEXAS, a Municipal Corporation
1901 Fifth Street
Bay City, Matagorda County, Texas 77414

Prepared in the Law Office of:
HAYES & PENDERGRAFT
DANIEL E. HAYES
1704 Fifth Street
Bay City, Texas 77414
Telephone: 979-245-8359
Facsimile: 979-245-1235