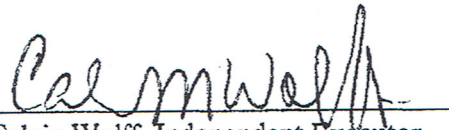


of this warranty deed, containing 10,440 square feet, more less.

**Reservations from and Exceptions to Conveyance and Warranty:** This conveyance is made and accepted subject to any and all easements, restrictions, reservations, conditions, and matters of record as same may affect the herein described property, real property taxes for the year 1999 and subsequent years and applicable zoning, including but not limited to the following rights of parties in possession regardless of whether pursuant to recorded lease agreement;

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

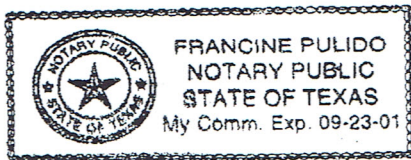
When the context requires, singular nouns and pronouns include the plural.



Calvin Wolff, Independent Executor  
of the Estate of Ike Bollack, Deceased,  
and Testamentary Trustee under the Last  
Will and Testament of Ike Bollack,  
Deceased, Grantor

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this the 14 day of October, 1999, by Calvin Wolff, as Independent Executor of the Estate of Ike Bollack, Deceased, and as Testamentary Trustee under the Last Will and Testament of Ike Bollack, Deceased.



Notary Public, State of Texas  
Francine Pulido  
(Printed Name of Notary)

SPECIAL WARRANTY DEED

**CALVIN M. WOLFF**  
806 Chadbury Lane

Seabrook, Texas 77586

281.333.4171, FAX 847.589.3066, E-Mail Calwolff@pdq.net

25 November 1999

SSP Properties I, LLC  
P. O. Box 9036  
Corpus Christi, Texas 78469  
Attn: Accounts Payable

Re: Rent Checks for either Calvin M. Wolff or the Ike Bollack Estate.

Dear Sirs:

You are currently paying rent checks to Calvin M. Wolff as either the Executor or the Trustee of the Estate of Ike Bollack Deceased.

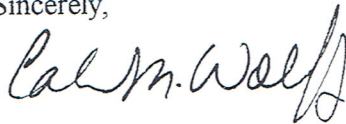
Please be advised that the Estate of Ike Bollack has been transferred entirely to Mrs. Rachael M. Wolff, 603 Nyssa, McAllen, Texas 78501. The property on which Circle K Store 9788 is situated has been transferred to her by myself as executor. Please refer to the enclosed Special Warranty Deed, which has been filed and recorded at Cameron County, Texas.

Please forward all rent checks to Mrs. Wolff as the owner of the property, to the following address:

Mrs. Rachael M. Wolff  
603 Nyssa  
McAllen, TX 78501

If you have any questions, please call.

Sincerely,



Calvin M. Wolff

Cc: Rachael M. Wolff

Enclosures

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