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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.

WARRANTY DEED WITH VENDOR'S LIEN

EFFECTIVE DATE: September 8, 2015

GRANTOR: A. R. Addington and Mary Addington, Co-Trustees of the Addington Family Revocable Trust

GRANTEE: Stephen Eugene Gresham and Erica Tarrant Gresham, husband and wife

GRANTEE'S MAILING ADDRESS:

7260 CR 414 W
Henderson, Texas 75654

CONSIDERATION:

TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration and a Note of even date that is in the principal amount of ONE HUNDRED TWO THOUSAND ONE HUNDRED NINETY NINE AND NO/100 DOLLARS (\$102,199.00) and is executed by Grantee, payable to the order of Veterans Land Board of the State of Texas. The Note is secured by a vendor's lien retained in favor of Veterans Land Board of the State of Texas, in this Deed and by a Deed of Trust of even date from Grantee to George P. Bush, Trustee.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain lot, tract or parcel of land, being 11.324 acres in the A. R. Ferguson Survey, A-17, Cherokee County, Texas, and being more particularly described on Exhibit "A" attached hereto reference to which is made for descriptive purposes as if copied verbatim herein.

RESERVATIONS FROM CONVEYANCE:

Grantor reserves for benefit of Grantor and Grantors heirs, administrators, successors and assigns all oil, gas, and similar minerals owned by Grantor, together with all rights incident to the ownership or leases thereof, including, but not limited to, the right to explore for and produce said oil, gas, and similar minerals, together with rights of egress and ingress for such exploration and production.

EXCEPTIONS TO CONVEYANCE AND WARRANTY:

1. Visible or apparent easements and/or roadways, or claims of same, the existence of which does not appear of public record.
2. All prior reservations and conveyances of oil, gas and other mineral interests.
3. Any and all provisions and restrictions, if any, relating to the Property, to the extent, and only to the extent, that the same may still be in force and effect, shown of record in the office of the County Clerk of Cherokee County, Texas.
4. Reservation of minerals in deed from J. L. Vandever to Daisy Agnes Tamm, dated

March 18, 1952, recorded in Vol. 369, Page 343, Deed Records of Cherokee County, Texas, affecting a larger tract of land from which subject property was carved.

5. Mineral Deed from Alfred Tamm and Daisy Tamm to J. L. Vandever, dated November 25, 1957, recorded in Vol. 475, Page 527, Deed Records of Cherokee County, Texas, affecting a larger tract of land from which subject property was carved.
6. Reservation of Mineral interest, together with all rights incident thereto, in Deed from A. R. Addington and Mary L. Addington, Co-Trustees of the Addington Family Revocable Trust dated January 30, 1997, dated January 30, 1997, recorded in Vol. 2277, Page 495, Official Records of Cherokee County, Texas.
7. All those matters, together with all rights incident thereto, shown on the plat of survey prepared by Kristopher Morgan, RPLS No. 5655, dated April 22, 2015, including but not limited to the following:
 - (1) Pond
 - (2) Portion of land in County Road 3707
8. Restrictions as contained in Deed from A. R. Addington and Mary L. Addington, Co-Trustees of The Addington Family Revocable Trust dated January 30, 1997.
9. Rights of the public, the State of Texas or its political subdivisions in and to that part of the subject property that lies within the county road.

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 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.

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

A.R. Addington

A. R. Addington, Co-Trustee of the Addington Family Revocable Trust

Mary Addington

Mary Addington, Co-Trustee of the Addington Family Revocable Trust

ACKNOWLEDGMENT

THE STATE OF ~~TEXAS~~; *Arkansas* §
 COUNTY OF ~~CHEROKEE~~. *Benton* §

This instrument was acknowledged before me on September *3rd*, 2015, by A. R. Addington and Mary Addington, Co-Trustees of the Addington Family Revocable Trust.



Kristy L. Carney
 NOTARY PUBLIC, The State of ~~Texas~~ *Arkansas*

April 22, 2015

RE: A. Ferguson, A-17
Cherokee County, Texas

Tract Two
DESCRIPTION

BEING 11.324 acres of land in the A. FERGUSON SURVEY, ABSTRACT No. 17, CHEROKEE COUNTY, TEXAS, and being a part of the residue of that 65.9658 acres in Correction Deed from Alfred Addington to A.R. Addington & Mary Addington, Co-Trustees of the Addington Family Revocable Living Trust on July 26, 2013 and recorded in Volume 2180, Page 489 of the Official Records of Cherokee County, Texas (hereinafter shown as volume/page, OR, LR for Land Records): SAID tract described as follows: BEARINGS are based on the Texas Coordinate System of 1983, Texas Central Zone per GPS observations. All coordinates recited herein are U.S. Survey Feet, NAD83(2011) Epoch 2010.0000: To get geodetic bearings, rotate the bearings recited herein, clockwise, 02°34'32": To get surface distances, divide the distances recited herein by 1.0000449: w/cap = a plastic cap marked MORGAN, 1969 or Affiliated Surveyors: w/washer = stainless steel washer marked MORGAN, 1969: w/3683 cap = a plastic cap marked RPLS 3683: All bearings and distances of witness trees are from the corner to the center of the tree: SEB PLAT:

BEGINNING at a 1/2" steel rod w/cap set for the Northeast corner of this tract and the Southeast corner of 12.500 acres, this day created (hereinafter shown as Tract One), in the East line of said 69.9568 acres and the West line of that 239.8 acres from George & John Huddleston to James R. Tarrant et ux on January 22, 1990 in 1114/660, LR, same having a state plane coordinate with a Northing of 10765092.11 feet and an Easting of 3845203.84 feet, and being located South 01°54'14" East, 407.16 feet from a 1/2" steel rod w/cap set for the Northeast corner of said 69.9568 acres;

THENCE South 01°54'14" East, with the West line of said 239.8 acres and the East line of said 69.9568 acres, 339.66 feet to a 1/2" steel rod w/cap set for the Southeast corner of this tract and the Northeast corner of 11.324 acres, this day created (hereinafter show as Tract Three), same having a state plane coordinate with a Northing of 10764754.65 feet and an Easting of 3845215.12 feet;

THENCE South 87°22'48" West, with the North line of Tract Three, at 1473.73 feet pass a 1/2" steel rod w/cap set on the East occupied margin of County Road No. 3707 for reference, continuing in all, 1494.27 feet to a 60d nail w/washer set for the Southwest corner of this tract in said road in the East line of that 7.18 acres from A. R. Addington et al to John Smiley on January 8, 2014 in 2203/840, OR;

THENCE North 10°36'04" East, with the East line of said 7.18 acres, at 11.59 feet pass a 60d w/washer found for the Northeast corner of said 7.18 acres and the Southeast corner of that 11.34 acres from A. R. Addington et ux to Stephen Jones on July 26, 2013 in 2180/493, OR, continuing in all, 54.91 feet to a 60d nail w/washer found for angle point;

THENCE North 12°25'24" East, with the East line of said 11.34 acres, at 109.16 feet pass a point in County Road No. 3707 for the Southeast corner of that 4.80 acres from Stephen & Penny Jones to Robert Nelson et ux on September 11, 2014 in 2241/171, OR, continuing in all, 276.77 feet to a 60d w/washer found for an angle point in the East line of said 4.80 acres;

THENCE North 15°39'05" East, with the East line of said 4.80 acres, 19.90 feet to a 60d w/washer set in County Road No. 3707 for the Northwest corner of this tract and the Southwest corner of Tract One;

THENCE North 87°22'48" East, with the South line of Tract One, at 21.06 feet pass a 1/2" steel rod w/cap set on the occupied East margin of County Road No. 3707, continuing in all, 1407.88 feet to the PLACE OF BEGINNING, and containing within these calls, 11.324 acres of land of which approximately 0.16 acres lies within the occupied margins of County Road No. 3707. If this document is not signed in pale blue ink and the seal present in crimped form, it should be considered an unlicensed copy and presumed to contain altered or unauthorized material.

RECORDER'S MEMORANDUM
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County

Sep 10, 2015

as stamped hereon by me.

STATE OF TEXAS COUNTY OF CHEROKEE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:

By
Julie Campbell,
Deputy

Document Number: 00646725
As a
Recordings

On: Sep 10, 2015 at 02:31P
Filed for Record in:
Official Public Records
Cherokee County