

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

July 5 **WARRANTY DEED**

DATE: July 5, 2022

GRANTOR: George B. Cox, hereby conveying non-homestead real property

GRANTOR'S MAILING ADDRESS: 2109 Highview Ct., Hurst, Tx. 76054

GRANTEE: HOPKINS COUNTY PCT #4

GRANTEE'S MAILING ADDRESS: P. O. Box 288, Sulphur Springs, Texas 75482

CONSIDERATION: Ten Dollars and other valuable consideration, the receipt and sufficiency are hereby acknowledged

PROPERTY (including any improvements): Being a 0.08 acre lot, tract or parcels of land, situated in E. P. Gaines Survey, Abstract No. 340, Hopkins County Texas and being all of the remainder of Lot 9, Block 7, of the town of Ridgeway according to the plat thereof, as recorded in Volume 14, Page 49, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), and further described by metes and bounds as described in Exhibit "A", attached hereto.

EXCEPTIONS TO WARRANTY:

1. Any and all prior oil, gas and other mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating and removing any oil, gas and other minerals so conveyed or reserved.
2. Lien for taxes for the year 2021 and subsequent years.
3. Any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
4. All easements and rights of way of record affecting the Property and all visible and/or apparent easements and rights of way, not of record.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto appearing in the Public Records.
6. Subject to any access easement not of record and any of record in Volume 14, Page 49, Deed Records of the Town of Ridgeway, Hopkins County, Texas.
7. Right-of-way granted to STATE OF TEXAS, by F. H. PARKER et ux, EDITH PARKER, in instrument dated March 21, 1960, and recorded in Volume 261, Page 316, of the Deed Records, Hopkins County, Texas.
8. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORP., by F. H. PARKER and EDITH PARKER, in instrument dated July 6, 1966, and recorded in Volume 304, Page 589 in the Deed Records, Hopkins County, Texas.
9. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by FRANK PARKER and EDITH PARKER, in instrument dated July 24, 1976, and recorded in Volume 375, Page 250 in the Deed Records, Hopkins County, Texas.

10. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by J. T. GOGGANS and MARY GOGGANS, in instrument dated July 6, 1966, and recorded in Volume 304, Page 539 in the Deed Records, Hopkins County, Texas.

11. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by J. T. GOGGANS and MARY E. GOGGANS, in instrument dated July 21, 1976, and recorded in Volume 375, Page 199 in the Deed Records, Hopkins County, Texas.

12. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by N. C. MAHAFFEY, in instrument dated July 21, 1976, and recorded in Volume 375, Page 233 in the Deed Records, Hopkins County, Texas.

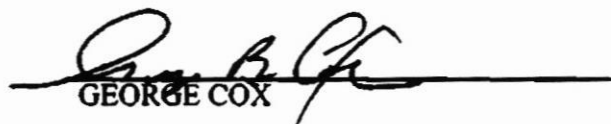

13. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by N. C. MAHAFFEY, in instrument dated July 21, 1976, and recorded in Volume 375, Page 234 in the Deed Records, Hopkins County, Texas.

14. Easement granted to GAFFORD'S CHAPEL WATER SUPPLY CORPORATION, by JAMES CLAYTON, JR., in instrument dated April 10, 2001, and recorded in Volume 364, Page 316 in the Real Property Records, Hopkins County, Texas.

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 and Grantee's heirs and assigns, forever. Grantor hereby 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 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 warranty.

Grantee, by accepting delivery of this deed, acknowledges that Grantee has had sufficient time and access to make any inspections of the Property and the improvements to it which Grantee desires and has in fact become familiar with all aspects of the condition of the Property and the improvements to it. Grantee warrants and acknowledges and agrees with Grantor that Grantee is purchasing the Property and the improvements to it and any personal property included in the sale in an "AS IS" condition "WITH ALL FAULTS" and specifically and expressly without any warranties, representations or guarantees, either expressed or implied, of any kind, nature, or type whatsoever from or on behalf of the Grantor other than the warranty of title contained in this deed.

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

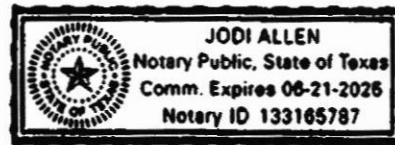

GEORGE COX


STATE OF TEXAS

COUNTY OF Hopkins

This instrument was acknowledged before me on July 7th, 2022, by
George Cox.

Jodi Allen
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Professional Land Title, LLC
106 College Street
Sulphur Springs, Texas 75482

2224437-HC

Exhibit "A"

ALL that certain 0.08 acre lot, tract or parcel of land situated in the E.P. Gaines Survey, Abstract No. 340, Hopkins County Texas, and being all of the remainder of Lot 9, Block 7, of the town of Ridgeway according to the plat thereof, as recorded in Volume 14, Page 49, Deed Records, Hopkins County, Texas, (D.R.H.C.T.), said 0.08 acre tract being described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with pink cap stamped "EST" set at the intersection of the west line of said Lot 9, and the east right of way line of F.M. Highway No. 2653;

THENCE along said east right of way line, along a curve to the right having a central angle of 00°58'06", a radius of 522.96 feet, a chord bearing and distance of N 44°13'31" E, 8.84 feet, through an arc length of 8.84 feet to a 1/2" iron rod with pink cap stamped "EST" set on said east right of way line, from which a concrete right of way monument found at the point of tangency at Station 279+41 on the west right of way line of said F.M. Highway, and on the east line of the remainder of Lot 11, Block 7, of said Ridgeway plat, bears N 45°16'22" W a distance of 100.00 feet, for reference;

THENCE N 44°43'38" E along said east right of way line a distance of 10.30 feet to a 1/2" iron rod with pink cap stamped "EST" set;

THENCE along said east right of way line, along a curve to the left having a central angle of 08°01'34", a radius of 595.50 feet, a chord bearing and distance of N 40°44'34" E, 83.35 feet, through an arc length of 83.40 feet to a 1/2" iron rod with pink cap stamped "EST" set on the west line of Lot 8, Block 7, of said Ridgeway plat, and on the east line of said right of way;

THENCE S 12°13'56" W along the east line of said Lot 9 and the west line of said Lot 8, a distance of 116.00 feet to a 1/2" iron rod with pink cap stamped "EST" set at the southeast corner of said Lot 9, the southwest corner of said Lot 8, and on the north right of way line of Lindley Street;

THENCE N 77°46'04" W along the south line of said Lot 9, and the north right-of-way line of said street a distance of 50.00 feet to a 1/2" iron rod with pink cap stamped "EST" set at the southwest corner of said Lot 9, the southeast corner of Lot 10, Block 7, of said Ridgeway plat, and on the north right of way line of said street;

Thence N 12°13'56" E along the west line of said Lot 9, and the east line of said Lot 10, a distance of 26.60 feet to the POINT OF BEGINNING and containing 0.08 acres of land, more or less.

NOTE: The Bearings are based on the Texas State Plane NAD 83, Texas North Central Zone FIPZONE 4202.

The undersigned does hereby certify that the attached plat represents an accurate survey made on the ground on May 11, 2022, and the boundaries as located are according to the recorded references shown. Except as shown, this property abuts a public roadway, and there are no visible conflicts, encroachments, or overlapping of improvements. This survey is being provided solely for the use of the current parties and that no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction.

FILED AND RECORD ON

JUL 18, 2022 AT 02:23P

AS A(N) OF RECORD

CLERK NUMBER 20224139 PAGES 5

AMOUNT: 38.00

RECEIPT NUMBER 22004911

BY SRAGAN

STATE OF TEXAS HOPKINS COUNTY, TEX
I hereby certify that this instrument was filed in
file number sequence on the date and time stamped
hereon by me and was duly recorded in the named
records of Hopkins County, Texas.

TRACY SMITH, COUNTY CLERK
HOPKINS COUNTY, TEXAS

PLT / AHN: Ann