

Lone Star Title of Cass County

1212 S. Main Street
Linden, Texas 75563
903-756-3375

TITLE REPORT (GF# TR2106)

We have searched the land records, through September 30, 2022, which impart constructive notice in Cass County, Texas with respect to the following Land:

DESCRIPTION:

Being 17.12 acres, more or less, situated in the J. WOODS HRS, Abstract No. 1073, Cass County, Texas, and being the same property conveyed to Delia Wommack in instrument dated May 3, 1960, recorded in Volume 395, Page 269 of the Deed Records of Cass County, Texas, said 17.12 acres, more or less, being more particularly described as follows:

Beginning at the Northeast corner of Lot No. 1 in the Subdivision of the Julia Richey Estate, a stake for corner;
THENCE South 667.5 feet;
THENCE West 319 feet;
THENCE South 01° 30' East 680.2 feet;
THENCE East 708.1 feet;
THENCE North 1,347.5 feet;
THENCE West 400 feet to the Place of Beginning containing 17.12 acres, more or less, and known as Lot No. 2 in the Subdivision of the Julia Richey Estate.

RECORD OWNER: *John Robert Wommack*

OUTSTANDING LIENS:

NONE FOUND OF RECORD

ACCESS EASEMENT:

Easement dated September 28, 1979, recorded in Volume 629, Page 110 of the Deed Records of Cass County, Texas, from James Kizer and Mamie Goodwin Kizer to Robert Lewis Wommack and Atha May Barnes.

This report is not Title Insurance. This report provides only title information contained in the above stated records and does not reflect unindexed or misindexed matters; or any unrecorded or off record matters that may affect this land. This Company in issuing this Report assumes no liability or account of any instrument or proceedings in the chain of title to the property which may contain defects that would render such instruments null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This Report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exception which would appear in a title policy.

This Report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title.

Lone Star Title of Cass County

Cassandra L. Frazier

Cassandra L. Frazier
Examiner