

Document No. 2021-012976

SPECIAL WARRANTY DEED

Parties: LEWIS LARRY DEWAYNE

to

TAYLOR CAROLYN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 11/09/2021 at 10:24 AM

Document Number: 2021-012976

Receipt No.: 2021137951

Amount: \$ 42.00

By: jcollings
Susan Strickland, County Clerk
Van Zandt County, Texas

6 Pages

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STATE OF TEXAS
COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Van Zandt County.

Susan Strickland, County Clerk

Record and Return To:

PAUL ELLIOTT



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.

SPECIAL WARRANTY DEED

Date: October 7, 2021

Grantor:

Larry Dewayne Lewis, as Executor of the Estate of Clarence Ray Lewis, Deceased, Cause No. 15155, the County Court at Law of Van Zandt County, Texas

Grantor's Mailing Address (including county):

160 Peddlers Run Rd.
Mount Washington, Kentucky 40047
Bullitt County

Grantee:

Carolyn Taylor

Grantee's Mailing Address (including county):

P.O. Box 2388
Temple, Texas 76503
Bell County

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

Property (including any improvements):

All that certain lot, tract or parcel of land located within the B. Hollingsworth Survey, Abstract No. 411 and the B. Hollingsworth Survey, Abstract No. 412 of Van Zandt County, Texas, being a portion of a called 35 acre tract, described as First Tract and a portion of a called 20.51 acre tract, described as Second Tract in a deed from V.D. January and wife, Margaret January to Clarence Ray Lewis and wife, Betty Emogene Lewis, dated March 2, 1966 and recorded in Volume 626, Page 199, and part of a called 34.513 acre tract as described in a deed from Mable Wilson Boren, Individually and as Independent Executrix of the Estate of John P> Boren to Clarence R. Lewis and wife, Betty E. Lewis, dated November 29, 1968 and recorded in Volume 694, Page 267 of the Deed Records of Van Zandt County, Texas, and this 46.46 acre tract being more fully described as follows:

BEGINNING at Cotton Spindle Set in County Road No. 4406 at the Southwest corner of said 35 acre tract, being the Southeast corner of a called 104.50 acre tract as described in a deed from Larry K. Van Deman and Lockie Faye Van Deman, acting by Larry K. Van Deman to Genea Ranice Van Deman, et al, dated September 9, 2014 and recorded in Document No. 2014-007599, being in the North line of a called 24.00 acre tract as described in a deed from Jerry K. Cariker and wife, Donna L. Cariker to the Jerry H. Cariker and Donna L. Cariker Revocable Living Trust, dated August 16, 2019 and recorded in Document No. 2019-007876, and being in the common line of said B. Hollingsworth Survey, Abstract No. 411 and the W. Meeks Survey, Abstract No. 562;

THENCE North 02 deg. 18 min. 16 sec. West, with the East line of said 104.50 acre tract, passing a Fence Corner for reference at 20.84 feet and continuing for a total distance of 2,985.27 feet to a Cross Tie Fence Corner Found at the Northwest corner of said 35 acre tract, being at an ell corner of said 22.50 acre tract, and being in the South line of the residue of a called 50.2628 acre tract, described as Third Tracts – Tract No. One in a deed from J. Harold Stringer, et al. to Myra S. York and Ronald York, dated August 30, 1978 and recorded in Volume 899, Page 57, from which a 1/2" Iron Rod Found at a common ell corner of same bears South 89 deg. 25 min. 33 sec. West, a distance of 217.24 feet;

THENCE North 89 deg. 22 min. 29 sec. East, with the South line of the residue of said 50.2628 acre tract, a distance of 876.68 feet to a Cross Tie Fence Corner Found at the Southeast corner of same, being the Northeast corner of said 20.51 acre tract, being in the West line of a called 106.466 acre tract, described as First Tract in a deed from B & R Technology Corporation to Henry Lewis, dated August 14, 2003 and recorded in Volume 1849, Page 117, and being in the common line of said B. Hollingsworth Survey, Abstract No. 412 and the Mund Gross Survey, Abstract No. 298, from which a 1/2" Iron Rod Found at the most westerly Northwest corner of said 106.466 acre tract bears North 00 deg. 51 min. 43 sec. West, a distance of 452.20 feet;

THENCE South 01 deg. 06 min. 12 sec. East, with the West line of said 106.466 acre tract and the common line of said B. Hollingsworth Survey, Abstract No. 412 and said Mund Gross Survey, passing a 1/2" Iron Rod Found at the Southwest corner of said 106.466 acre tract, being the North common corner of said Mund Gross Survey and the J. Walker Survey, Abstract No. 903, and being in the North line of said 34.513 acre tract, at 1,315.55 feet, and continuing across said 34.513 acre tract, generally with a fence and with the common line of said B. Hollingsworth Survey, Abstract No. 411 and said J. Walker Survey for a total distance of 1,484.50 feet to a Fence Corner;

THENCE South 82 deg. 25 min. 13 sec. West, across said 34.513 acre tract, said 20.51 acre tract, and said 35 acre tract and generally with a fence, a distance of 356.70 feet to a Fence Corner;

THENCE South 02 deg. 26 min. 31 sec. East, across said 35 acre tract and generally with a fence, passing a Fence Corner for reference at 1,433.99 feet and continuing for a total distance of 1,457.13 feet to a Cotton Spindle Set for corner in said County Road No. 4406 in the North line of a called 10.75 acre tract as described in a deed from David Michael Clark to Denise Clark, dated May 13, 2015 and recorded in Document No. 2015-004281 and being in the common line of said B. Hollingsworth Survey, Abstract No. 411 and said W. Meeks Survey;

THENCE South 89 deg. 22 min. 52 sec. West, with said County Road No. 4406, the North line of said 10.75 acre tract, a called 17.994 acre tract as described in a deed from David Michael Clark to Jamie Warren, dated October 12, 2020 and recorded in Document No. 2020-010070, said 24.00 acre tract, and the common line of said B. Hollingsworth Survey, Abstract No. 411 and said W. Meeks Survey, a distance of 493.71 feet to the POINT OF BEGINNING AND CONTAINING 46.46 ACRES OF LAND.

Reservations from and Exceptions to Conveyance and Warranty:

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

On May 18, 2021, in *Cause No. 15155; styled In the Estate of Clarence Ray Lewis, Deceased*, the County Court at Law of Van Zandt County, Texas entered *Final Order Accepting Family Agreement and Directing Independent Executor's Action*. In its Order, the Court approved and confirmed the partition of the surface estate for the Property, with a specified reservation of all oil, gas, and other minerals in and under and that may be produced from the Property, described herein above by ordering the Executor to take those measures or actions to facilitate the compliance with the Order.

Grantor, Larry Dewayne Lewis, as Executor of the Estate of Clarence Ray Lewis, reserves for the Estate any and all subsurface mineral estate, including oil, gas, and other minerals in and under the Property, including all easements owned or held by any lessee or mineral owner on, over, or across the Property for the purpose of producing or transporting any of the minerals together with the right of ingress and egress, in the Property.

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, Executors, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, Executors, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, Executors, successors,

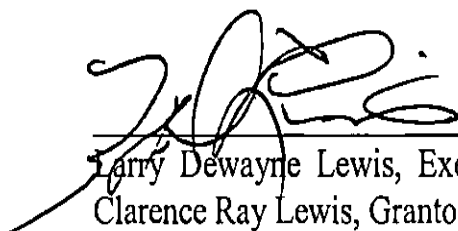
and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES, EXCEPT FOR THOSE CONTAINED IN THIS DEED. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION AND THE REPRESENTATIONS AND WARRANTIES EXPRESSLY CONTAINED IN THIS DEED.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. **THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.**

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

Grantee assumes all ad valorem taxes due on the property for the current year.

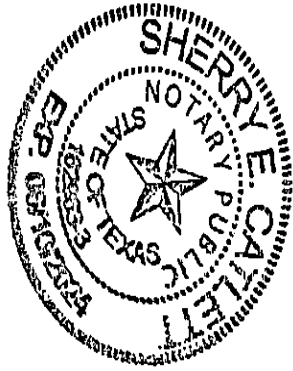


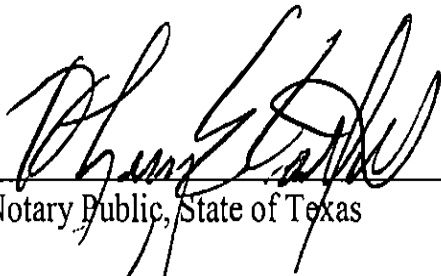
Larry Dewayne Lewis, Executor of the Estate of
Clarence Ray Lewis, Grantor

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF VAN ZANDT §

This instrument was acknowledged before me on October 7, 2021, by Larry Dewayne Lewis as Executor of the Estate of Clarence Ray Lewis, Deceased.





Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

**Tina High Brumbelow
P.O. Box 7677
Tyler, TX 75711
Tel: (903) 533-1339
Fax: (888) 550-8285
Email: tinabrumbelow@gmail.com**

AFTER RECORDING RETURN TO:

**Tina High Brumbelow
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Email: tinabrumbelow@gmail.com**