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09-2011444-TW

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU JUNE 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.

**GENERAL WARRANTY DEED
(Cash)**

Date: June 3, 2015

Grantor: DENNIS W. WALLACE, BRANDI ANN MESSER, DAVID L. MESSER, JR., SHONNA M. MOTE, SHANNAN M. WALLACE TATE, and SABRINA M. WALLACE

Grantor's Mailing Address: 10932 Brewer Road, Salado TX 76571

Grantee: JAMES RICH

Grantee's Mailing Address: 7575 W US Hwy 190, Belton TX 76513

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

See Exhibit "A" attached hereto and incorporated herewith for all purposes.

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Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivisions in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year **2015** and subsequent years, and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership; validly existing utilities easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as a part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to person, the public, corporations, governments, or other entities, to (a) tidelands or land comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial island, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the above Consideration, 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 to 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 and exceptions to conveyance and warranty.

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

GRANTOR:

Dennis W. Wallace

DENNIS W. WALLACE

Brandi Ann Messer

BRANDI ANN MESSER

David L. Messer, Jr.

DAVID L. MESSER, JR.

Shonna M. Mote

SHONNA M. MOTE

Shannan M. Wallace Tate

SHANNAN M. WALLACE TATE

Sabrina M. Wallace

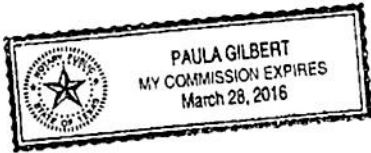
SABRINA M. WALLACE

ACKNOWLEDGEMENT

STATE OF TEXAS,
COUNTY OF Madison

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Before me, a Notary Public, on the 3 day of June, 2015, personally appeared DENNIS W. WALLACE, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



Paula Gilbert
Notary Public, State of Texas

Notary's Printed Name: _____

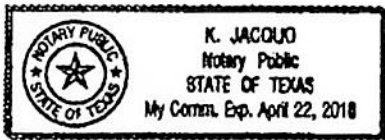
Notary's Commission Expiration: _____

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Williamson

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Before me, a Notary Public, on the 10th day of June, 2015, personally appeared BRANDI ANN MESSER, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



K. Jacquo

Notary Public, State of Texas

Notary's Printed Name: KEERI JACUO

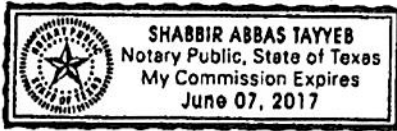
Notary's Commission Expiration: April 22, 2018

SD

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF HARRIS §

Before me, a Notary Public, on the 09th day of June, 2015, personally appeared **DAVID L. MESSER, JR.**, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



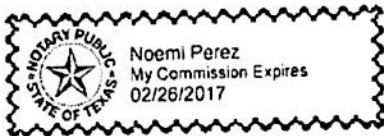
[Handwritten Signature]

Notary Public, State of Texas
Notary's Printed Name: SHABBIR ABBAS TAYYEB
Notary's Commission Expiration: JUNE 7, 2017

ACKNOWLEDGEMENT

STATE OF TEXAS §
COUNTY OF Liberty §

Before me, a Notary Public, on the 19th day of June, 2015, personally appeared **SHONNA M. MOTE**, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



[Handwritten Signature]

Notary Public, State of Texas
Notary's Printed Name: Noemi Perez
Notary's Commission Expiration: 02/26/2017

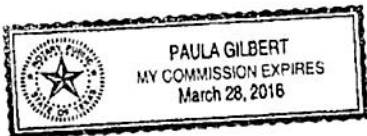
SW

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Madison

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Before me, a Notary Public, on the 3 day of June, 2015, personally appeared **SHANNAN M. WALLACE TATE**, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



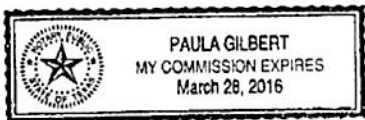
Paula Gilbert
Notary Public, State of Texas
Notary's Printed Name: Paula Gilbert
Notary's Commission Expiration: 3/28/16

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF Madison

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Before me, a Notary Public, on the 3 day of June, 2015, personally appeared **SABRINA M. WALLACE**, who acknowledged that they did sign the foregoing instrument, and acknowledged to me that they did execute the same for the uses and purposes and consideration therein expressed.



Paula Gilbert
Notary Public, State of Texas
Notary's Printed Name: Paula Gilbert
Notary's Commission Expiration: 3/28/16

EXHIBIT 'A'

File No.: **2011444-AU10 (tw)**

Property: **10932 Brewer Road, Salado, TX 76571**

**LOTS TWO (2), THREE (3), AND FOUR (4), BLOCK ONE (1), D.W. WALLACE ADDITION, A
SUBDIVISION IN BELL COUNTY, TEXAS, ACCORDING TO MAP OR PLAT OF RECORD IN PLAT
YEAR 2015, NUMBER 61, PLAT RECORDS OF BELL COUNTY, TEXAS.**

A.P.N. 211327

**** Electronically Filed Document ****

**Bell County, Tx
Shelley Coston
County Clerk**

Document Number: 2015-24140

Recorded As : ERX-RECORDINGS

Recorded On: June 30, 2015

Recorded At: 01:41:19 pm

Number of Pages: 7

Book-VI/Pg: Bk-OR VI-9321 Pg-362

Recording Fee: \$31.00

Parties:

Direct- WALLACE DENNIS W

Indirect- RICH JAMES

Receipt Number: 240726

Processed By: Katie Salamone

(Parties listed above are for Clerks reference only)

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

**Shelley Coston
Bell County Clerk**

A handwritten signature in cursive script that reads "Shelley Coston".