

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

Date: September 9, 2024

Grantor: BERL COUCH and spouse, MARGIE COUCH

Grantor's Mailing Address: 3502 SIERRA DRIVE, GEORGETOWN, TX 78628

Grantee: MONTY CRAWFORD and SUSAN CRAWFORD, husband and wife

Grantee's Mailing Address: 6591 FM 2484 Salado, TX 76571

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, including a note that is in the principal amount of \$500,000.00 and is executed by Grantee, payable to the order of LEADERONE FINANCIAL CORPORATION. The note is secured by a vendor's lien retained in this deed and by a deed of trust from Grantee to BOB KARLSENG, Trustee.

Property (Including any improvements):

A tract of land out of the William Allen Survey, Abstract No. 24, in Bell County, Texas, containing 19.961 acres of land, more or less, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is subject to existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, agreements and maintenance charges, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; taxes for the year 2024 and subsequent years; and subsequent assessments for 2024 and prior years due to a change in land usage, ownership or both, the payment of which the party responsible for the change agrees to pay.

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, administrators, successors, or assigns forever. Grantor

MATC 24-2915

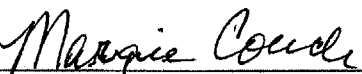
hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

The vendor's lien against and superior title to the property are retained until the note described is fully paid according to its terms, at which time this deed shall become absolute.

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

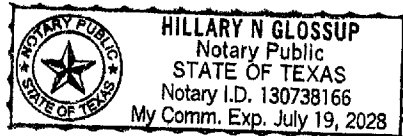
LEADERONE FINANCIAL CORPORATION, at Grantee's request, will advance funds for the purchase price of the property evidenced by the note described. The vendor's lien and superior title to the property are retained for the benefit of LEADERONE FINANCIAL CORPORATION and are transferred to LEADERONE FINANCIAL CORPORATION without recourse on Grantor.


BERL COUCH


MARGIE COUCH

STATE OF TEXAS §
COUNTY OF BELL §

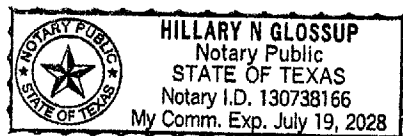
This instrument was acknowledged before me on the 9 day of September, 2024, by BERL COUCH.




NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF BELL §

This instrument was acknowledged before me on the 9 day of September, 2024, by MARGIE COUCH.




NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:

Prepared in the Law Office of:
HARRELL, STOEGBNER & RUSSELL, P.C.
Attorneys at Law
2106 Bird Creek Drive, Temple, Texas 76502

Exhibit "A"

Firm: 10194104 • 512-915-4950
Physical Address: 831 N. Main Street, Salado 76571
Mailing Address: P.O. Box 798, Salado 76571

FIELD NOTES FOR A 19.961 ACRE TRACT OF LAND:

BEING A 19.961 ACRE TRACT OF LAND, LOCATED IN THE WILLIAM ALLEN SURVEY, ABSTRACT NO. 24, BELL COUNTY, TEXAS, SAID 19.961 ACRE TRACT, BEING ALL OF THAT CALLED 20.0 ACRE TRACT OF LAND RECORDED IN VOLUME 3505, PAGE 288, OFFICIAL PUBLIC RECORDS, BELL COUNTY, TEXAS; SAID 19.961 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod located in the southwest right-of-way line of F.M. Highway 2484, being the northeast corner of said 20.0 acre tract, the northwest corner of Lot 3, Block 1, of D W Wallace Addition, according to the plat of record in Plat Year 2015, No. 161, Plat Records, Bell County, Texas, said point being the northeast corner of the herein described tract of land;

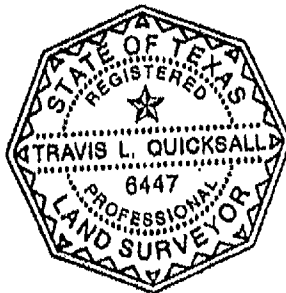
1. **Thence**, departing the southwest right-of-way line of F.M. Highway 2484, with the southeast line of said 20.0 acre tract, the northwest line of said D W Wallace Addition, the northwest line of that called 10.01 acre tract of land recorded in Volume 4732, Page 83, Official Public Records, Bell County, Texas, the northwest line of that called 10.0 acre tract of land recorded in Volume 3473, Page 536, Official Public Records, Bell County, Texas, **S 15° 51' 23" W**, a distance of **1499.93'** (Record: S 17° 51' 05" W, a distance of 1500.33'), to a 1/2" iron rod located for the southeast corner of said 20.0 acre tract, the southwest corner of said 10.0 acre tract, being in the northeast line of that called 70.00 acre tract of land recorded in Volume 3298, Page 721, Official Public Records, Bell County, Texas, said point being the southeast corner of the herein described tract of land;
2. **Thence**, with the southwest line of said 20.0 acre tract, the northeast line of said 70.00 acre tract, **N 73° 47' 32" W**, a distance of **580.45'** (Record: N 72°

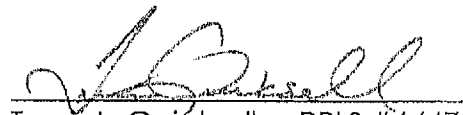
Exhibit "A"

09' 54" W, a distance of 580.65'), to a 3/8" iron rod located for the southwest corner of said 20.0 acre tract, the southeast corner of that called 60.757 acre tract of land recorded in Document No. 2013-15351, Official Public Records, Bell County, Texas, being in the northeast line of said 70.00 acre tract, said point being the southwest corner of the herein described tract of land which bears S 73° 55' 12" E, a distance of 607.37' (Record per Doc. No. 2013-15351: S 73° 55' 26" E, a distance of 607.40') from a 1/2" iron rod located for an interior corner of said 60.757 acre tract and the northwest corner of said 70.00 acre tract;

3. **Thence**, with the northwest line of said 20.0 acre tract, the southeast line of said 60.757 acre tract, **N 15° 51' 16" E**, a distance of **1495.97'** (Record: N 17° 51' 05" E, a distance of 1500.51') (Record per Doc. No. 2013-15351: N 15° 51' 12" E, a distance of 1496.38'), to a mag nail set in concrete in the southwest right-of-way line of F.M. Highway 2484, being the northwest corner of said 20.0 acre tract, the northeast corner of said 60.757 acre tract, said point being the northwest corner of the herein described tract of land which bears S 74° 11' 03" E, a distance of 598.61' (Record per Doc. No. 2013-15351: S 74° 11' 16" E, a distance of 598.61') from a 1/2" iron rod located for a reference call in the northeast line of said 60.757 acre tract;
4. **Thence**, with the southwest right-of-way line of F.M. Highway 2484, the northeast line of said 20.0 acre tract, **S 74° 11' 03" E**, a distance of **580.49'** (Record: S 72° 08' 51" E, a distance of 580.65'), to the **POINT OF BEGINNING** containing **19.961 acres** of land.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid. A survey plat was prepared by a separate document.




Travis L. Quicksall RPLS #6447
Date: 08/13/2024
Job #24-0219



**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2024039094

**As
DEED**

Recorded On: September 09, 2024

Parties: COUCH BERL

To CRAWFORD MONTY

Comment:

Billable Pages: 4

Number of Pages: 5

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$17.00
Total Fees:	\$22.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

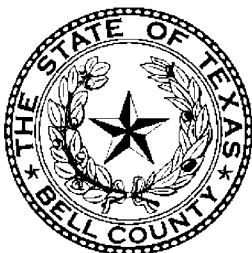
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2024039094
Receipt Number: 422387
Recorded Date/Time: 09/09/2024 2:59:26 PM
User / Station: dolgenms - BCCCD0639

Record and Return To:

Monteith Abstract & Title Co. - Salado
213 MILL CREEK DR STE 140
SALADO, TX 76571-5576



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