

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT**  
**(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: July 17, 2020

GF No. \_\_\_\_\_

Name of Affiant(s): Michael L. Guthrie, Donna L. Guthrie

Address of Affiant: 1160 ACR 325, Frankston, TX 75763

Description of Property: Lot 128 A & Tract 1, (North of 128) Texas Mini Ranches #3

County Anderson, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since 2004 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:) Home

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

Michael L. Guthrie  
Michael L. Guthrie

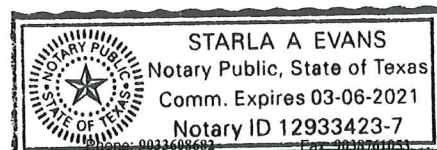
Donna L. Guthrie  
Donna L. Guthrie

SWORN AND SUBSCRIBED this 21<sup>st</sup> day of July, 2020  
Starla A Evans  
Notary Public

(TXR-1907) 02-01-2010

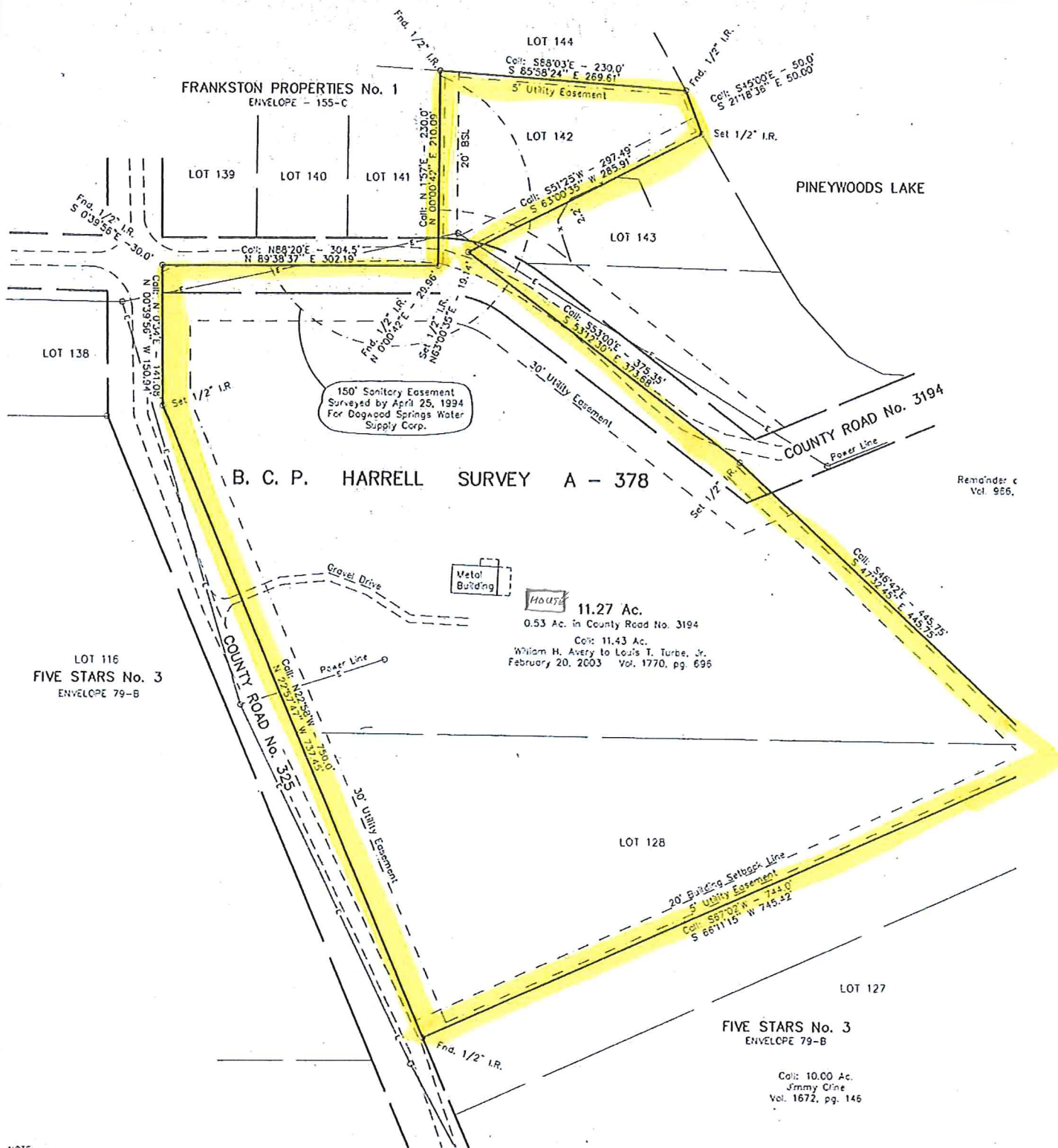
UC Lake Palestine - Staples Property Group, 7500 State Hwy. 155 South Frankston TX 75763  
Donna Douglas

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Guthrie



NOTE:  
Right-of-Way to New Era Electric Co-op. - Vol. 784, pg. 473 - Blanket Easement

Bearings based on record call along the North line of Lot 12, Five Stars No. 1, recorded in Envelope 146-D of the Map Records of Anderson County, Texas.

I, Jerry D. Jones, Registered Professional Land Surveyor No. 2504 do hereby declare that the plat shown hereon accurately represents the results of an on the ground survey made under my direction and supervision during the month of January, 2004, and all corners are as shown hereon. There are no encroachments, conflicts, or protrusions apparent on the ground except as shown.

This survey complies with the Professional and Technical Standards of the Texas Board of Professional Land Surveying, effective September 1, 1992.

This survey was performed for a specific transaction and the use for any other purpose or by any other party is done at the users risk and the undersigned surveyor is not responsible for any loss resulting from that use.

*[Signature]*  
Jerry D. Jones, Registered Professional Land Surveyor No. 2504  
January 15, 2004

**JERRY D. JONES**  
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 146  
FRANKSTON, TEXAS  
PHONE 936/876-4499  
FAX 936/876-4991

PLAT  
PAR  
B. C. P. HARR  
ANDERSON  
A description