

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS; YOUR SOCIAL SECURITY OR YOUR DRIVER'S LICENCE NUMBER.

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

THE STATE OF TEXAS

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COUNTY OF TRINITY

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KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GLENDA E. TULLOS ("Grantor") hereby grants and conveys to JULIE MICHELLE DICKESON AND TRAVIS A. TULLOS ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, under, upon, about, over and through the following described property

Being eighty (80) acres of land on Elm Creek on the waters of the Neches River, and out of the survey granted to L. E. DOWNS in Trinity County, Texas, described as follows:

BEGINNING at the N.E. corner of the 320 acre Downs survey;

Thence South 45° W. 1659 vrs. to the N. W. corner of the Downs Survey;

Thence South 20° East 322 vrs;

Thence North 45° East 1325 vrs. to the West Boundary line of the Ricardo League;

Thence North 425 vrs to the place of beginning, and being the same land conveyed to O. B. Watson by Margaret Rhoden, et al, by deed dated March 5, 1940, and recorded in the Deed Records of Trinity County, Texas, in Vol. 118, Pg. 32.

And being the same land describe as "First Tract" in a deed from O.B. Watson et ux to Travis Tulllos et us, dated April 30, 1949, recorded in Vol. 118, Pg. 136 of the Trinity County Deed Records.

And being the same tract described as "Fourth Tract" in Application for Partition, file in Cause No. 2237, styled "Guardianship of the Estate of Glenda E. Tulllos, a Minor, in the Probate Court Records of Trinity County, Texas, reference to said instrument being hereby made for further description.

And also Being twenty-one and eighty-fourth hundredths (21.84) acres of land out of the BEN ARNOLD SURVEY in Trinity county, Texas, describes as follows, tow wit:

BEGINNING at the N. E. Corner of the Ben Arnold Survey;

THENCE S. 20° E. with the E. B. line of said survey, 569 vrs. to the present Apple Springs and Centralia graded road;

THENCE N. 55° 45' W. with said road, 525 vrs. to a stake for corner in the N.B. line of said Arnold Survey, a 6" S. G. brs. N. 43 W. 7vrs., a 6" S.G. brs. N. 10 E. 8 vrs;

THENCE N. 45° E. with said N. B. line 338 vrs. to the place of beginning and containing 21.84 acres of land, more or less, and being out of an 80-acre tract made on said Arnold Survey for W. M. Watson by S. A. Miller by deed dated the 10th, day of February, 1893, recorded in Vol. R. at Pg. 485 of the Deed Records of said Trinity County, Texas.

And being the same land described as "Second Tract" in a deed from O. B. Watson et ux to Travis Tulllos et ux, dated April 30, 1949, recorded in Vol. 118, Pg. 136 of the Trinity County Deed Records.

And the same lands described as "Fifth Tract" in Application for Partition, file in

Cause No. 2237, styled "Guardianship of the Estate of Glenda E. Tullos, a Minor, in the Probate Court Records of Trinity County, Texas, reference to said instrument being hereby made for further description.

The easement granted hereby shall be for ingress and egress to, from, upon and over the Property described to provide access to other property owned by Grantee.

The Grantee may make improvements and repairs to maintain the existing road to ensure ingress and egress to, from, upon, and over the Property described herein to provide access to other property owned by the Grantee.

Grantor shall not interfere with the Grantee's maintenance or repair of the existing road to ensure a permanent street or road existing within the Easement.

This Easement shall be binding upon and inure to the benefit of the Grantee, its successors and assigns, heirs, beneficiaries and personal representatives.

This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Texas.

IN WITNESS WHEREOF, this instrument is executed this the
2018

26th day of March

Glenda E. Tullos
GRANTOR

Glenda Tullos

There is hereby granted and conveyed to Grantees, their heirs and assigns, a free and uninterrupted use and easement for ingress and egress, and for the installation of utilities in, along, and across the above described property.

NOTARY PUBLICMY COMMISSION EXPIRES: Oct 7, 2019STATE OF GeorgiaCOUNTY OF ButtsPersonally appeared before me, the undersigned authority in and for the said County and State,
on this 26th day of March, 2018, within my jurisdiction,the within named Jill Elaine Stone Grantee, who acknowledged that he
executed, signed and delivered the above and foregoing instrument on the date there provided.**NOTARY PUBLIC**MY COMMISSION EXPIRES: Oct 7, 2019THE STATE OF TEXAS
COUNTY OF TRINITYI hereby certify that the instrument was FILED on the date and at the time
stamped hereon by me and was duly RECORDED in the Official Public Records
of Trinity County, Texas in the Volume and Page as noted hereon by me.Shasta Bergman
County Clerk, Trinity CountyBy: Bethany W. Jara DeputyFILED
at 10:50 o'clock A M

AUG 15 2018

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By: [Signature] Deputy