

WARRANTY DEED

Parties: HAYES REGINALD
to
CORDOVA MICHELLE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 08/27/2021 at 01:53 PM

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

4 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:

VAN ZANDT COUNTY ABSTRACT



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

Date: August 26, 2021

Grantor: REGINALD N. HAYES and MIRNA HAYES, a married couple.

Grantor's Mailing Address:

Reginald and Mirna Hayes
2718 Ridgemeade Drive
Garland, Texas 75040

Grantee: MICHELLE CORDOVA, a single person.

Grantee's Mailing Address:

Michelle Cordova
920 VZCR 4503
Ben Wheeler, Texas 75754

Consideration:

TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

ALL THAT CERTAIN LOT. TRACT OR PARCEL OF LAND SITUATED IN THE JOHN MARRS SURVEY, ABSTRACT NO 542 VAN ZANDT COUNTY TEXAS, AND BEING PART OF THAT CERTAIN CALLED 89.9139 ACRE TRACT CONVEYED BY GERTRUDE LOVE TO ROBERT ALLEN AND W.E. CURTIS IN DEED DATED NOVEMBER 21, 1967, RECORDED IN VOLUME 668, PAGE 118, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN IRON ROD FOR CORNER IN THE NORTH LINE OF SAID CALLED 89.913 ACRE TRACT, SAID CORNER BEING NORTH 87 DEG 58 MIN 14 SEC WEST, 567.46 FEET FROM THE NORTHEAST CORNER OF SAID CALLED 89.9139 ACRE TRACT;

THENCE SOUTH A DISTANCE OF 923.71 FEET TO AN IRON ROD FOR CORNER AT THE TERMINUS OF A 60.0' ROAD EASEMENT;

VZ21-08D12

THENCE NORTH 88 DEG 15 MIN 17 SEC WEST, A DISTANCE OF 626.44 FEET TO AN IRON ROD FOR CORNER IN THE NORTH LINE OF SAID ROAD EASEMENT;

THENCE NORTH A DISTANCE OF 926.82 FEET TO AN IRON ROD FOR CORNER IN SAID NORTH LINE OF SAID CALLED 89.9139 ACRE TRACT;

THENCE SOUTH 87 DEG 58 MIN 14 SEC EAST WITH SAID NORTH LINE, A DISTANCE OF 626.54 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.3 ACRES OF LAND, AND BEING ALSO KNOWN AS TRACT FIVE (5) OF GRANVILLE ADDITION AS SHOWN BY PLAT RECORDED IN GLIDE 189B, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

Restrictive Covenants recorded at Volume 1060, page 1, Real Records of Van Zandt County, Texas; Glide 189B, Plat Records of Van Zandt County, Texas.

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; standby fees, taxes, and assessments by any taxing authority for the year 2021 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 utility easements created by the dedication deed or plat of the subdivision in which the Property is located; 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 persons, the public, corporations, governments, or other entities, to (1) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (2) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (3) filled-in lands or artificial islands, (4) water rights, including riparian rights, or (5) 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.

Conveyance:

Grantor, for and in such consideration and subject to the reservations from and exceptions to conveyance and warranty described herein, grants, sells, and conveys to Grantee the Property, together with and singular the rights and appurtenances thereto in any way belonging, to have and to hold to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully

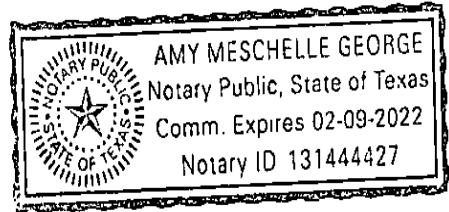
claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

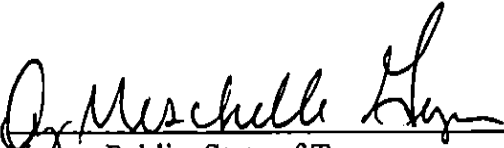
When the context requires, singular nouns and pronouns include the plural.


REGINALD N. HAYES

STATE OF TEXAS, §
COUNTY OF Van Zandt §

This instrument was acknowledged before me on August 24, 2021, by REGINALD N. HAYES.

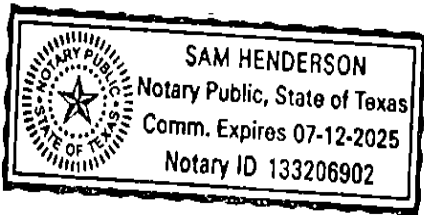


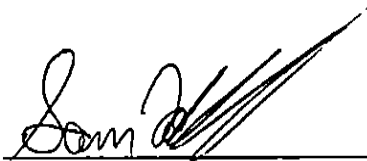

Notary Public, State of Texas


MIRNA HAYES

STATE OF TEXAS, §
COUNTY OF Dallas §

This instrument was acknowledged before me on August 25, 2021, by MIRNA HAYES.




Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
WYNNE & WYNNE
137 West James Street
Wills Point, Texas 75169
Phone: (903) 873-2531
Fax: (903) 873-3450

AFTER RECORDING RETURN TO:
MICHELLE CORDOVA
920 VZCR 4503
Ben Wheeler, Texas 75754