

WARRANTY DEED WITH VENDORS LIEN

Parties: PARKS WILL J
to
HUGHES MICHELLE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

On: 03/18/2021 at 01:44 PM

Document Number: 2021-002857
Receipt No.: 2021129218
Amount: \$ 42.00

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

6 Pages

DO NOT REMOVE THIS PAGE – IT IS A PART OF THIS INSTRUMENT



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



Warranty Deed with Vendor's Lien

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 NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: **MARCH 17, 2021**

Grantor: **WILL J. PARKS**, also known as **W. J. PARKS**, a single person

Grantor's Mailing Address: 815 FLEISHEL AVE., TYLER TX 75701

Grantee: **MICHELLE HUGHES**, a single person

Grantee's Mailing Address: 920 VZCR 4503, BEN WHEELER TX 75754

Consideration:

Cash and a Note of even date executed by Grantee and payable to the order of **SHELBY SAVINGS BANK, SSB** in the principal amount of **THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00)**. The Note is secured by a first vendor's lien retained in this deed in favor of **SHELBY SAVINGS BANK, SSB** and by a first-lien Deed of Trust of even date from Grantee to **J. KEN MUCKELROY**, Trustee.

Property (including any improvements):

FIRST TRACT:

All that certain 60.00 acre tract or parcel of land situated in the M. C. CHIRINO SURVEY, Abstract No. 128, Van Zandt County, Texas and being a part of Tract One, a called 52.00 acre tract and part of Tract Three, a called 13.57 acre tract described in a Warranty Deed to Caroline Marie Woodring as recorded in Document No. 2009-010509, Real Records, Van Zandt County, Texas (R.R.V.Z.C.T.), said 60.00 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly Northeast corner of said called 52.00 acre tract, same being the Southeast corner of a called 12.707 acre tract to C. E. Mizzles as recorded in Document No. 2014-005136, (R.R.V.Z.C.T.), and the most westerly Southwest corner of Second Tract, a called 74.52 acre tract to Caroline Marie Woodring as recorded in Document No. 2009-010509, (R.R.V.Z.C.T.) and being at or near the North line of said Chirino Survey; THENCE South 00 degrees 09 minutes 18 seconds West, severing across and through said called 52.00 acre tract and generally with a fence, a distance of 452.08 feet to a 1/2 inch capped iron rod (stamped "BCLS") set for an ell corner of the hereon described tract; THENCE North 87 degrees 44 minutes 13 seconds East, at 326.25 feet passing the East line of said called 52.00 acre tract and the West line of said called 13.57 acre tract, continuing in all a distance of 842.29 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within the limits of Van Zandt

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County Road No. 4915 and being in the West line of a called 131.00 acre tract to Waldrop Legacy, LLC., a Texas Limited Liability Company;

THENCE South 11 degrees 25 minutes 05 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 200.91 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 04 degrees 36 minutes 23 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.21 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 03 degrees 04 minutes 21 seconds West, continuing along said county road and West line of said called 131.00 acre tract, a distance of 174.26 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 00 degrees 27 minutes 10 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 329.67 feet to a 1/2 inch capped iron rod (stamped "BCLS") set within said county road;

THENCE South 02 degrees 51 minutes 03 seconds East, continuing along said county road and West line of said called 131.00 acre tract, a distance of 135.94 feet to a 80D nail found within said county road and the Southeast corner of said called 13.57 acre tract and the Northeast corner of the remainder of a called 74.95 acre tract to Alex R. Marshall and wife, Robin A. Marshall as recorded in Volume 1504, Page 478, (R.R.V.Z.C.T.), for the Southeast corner of the hereon described tract;

THENCE South 86 degrees 16 minutes 55 seconds West, departing said county road and along said common line, a distance of 438.70 feet to a cross-tie fence corner post, being the Southwest corner of said called 13.57 acre tract and the Southeast corner of said called 52.00 acre tract;

THENCE South 88 degrees 37 minutes 16 seconds West, continuing along the South line of said called 52.00 acre tract and the North line of the remainder of said called 74.95 acre tract and generally along a fence, a distance of 1566.79 feet 10 inch wood fence post for corner, being the Southwest corner of said called 52.00 acre tract, the Northwest corner of said called 74.95 acre tract and being in the East line of a called 185.51 acre tract known as Tract Three to Hershel L Land, Jr. and wife, Patricia J. Land as recorded in Document No. 2007-047064, (R.R.V.Z.C.T.), being in or near the West line of said Chirino Survey and the East line of the C. F. Klein Survey, Abstract No. 460;

THENCE North 02 degrees 08 minutes 08 seconds West, along the West line of said called 52.00 acre tract and said Chirino Survey and the East line of said called 185.51 acre tract and said Klein Survey and generally along a fence, a distance of 1445.75 feet to a 8 inch cedar fence post found at the Northeast corner of said called 185.51 acre tract, the Northwest corner of said called 52.00 acre tract and being in the South line of a called 13.30 acre tract to Clarence Walker, Jr., and wife, Linda Kay Walker as recorded in Volume 1302, Page 886, (R.R.V.Z.C.T.) for the Northwest corner of the hereon described tract and being in or near the North line of said Chirino Survey;

THENCE North 87 degrees 44 minutes 13 seconds East, along the North line of said Chirino Survey and of said called 52.00 acre tract, at 85.73 feet passing the Southeast corner of said called 13.30 acre Walker tract, the Southwest corner of a called 13.30 acre tract to C. E. Mizzles as recorded in Volume 1060, Page 001, (R.R.V.Z.C.T.), at 712.17 feet passing the Southeast corner of said called 13.30 acre Mizzles tract and the Southwest corner of said called 12.707 acre Mizzles tract, continuing in all a distance of 1272.30 feet to the POINT OF BEGINNING and containing 2,613,597

square feet or **60.00 acres** of land, of which 0.698 acres lies within the limits of Van Zandt County Road 4915.

SECOND TRACT:

All that certain 8.941 acre lot, tract, or parcel of land situated in the M. C. CHIRINO SURVEY, Abstract No. 128, and the J. MARRS SURVEY, Abstract No. 542, Van Zandt County, Texas. Being the remainder of a called 52.00 acre tract of land described in a deed as "Tract One" to Caroline Marie Woodring, recorded in Document Number 2009-010509, of the Real Records of Van Zandt County Texas (R.R.V.Z.C.T.), and being part of a called 74.52 acre tract of land described in a deed as "Second Tract" to Caroline Marie Woodring, recorded in Document Number 2009-010509, R.R.V.Z.C.T., and being the remainder of a called 13.57 acre tract of land described in a deed as "Tract Three" to Caroline Marie Woodring, recorded in Document Number 2009-010509, R.R.V.Z.C.T., and being more particularly described as follows:

BEGINNING at 1/2" capped iron rod found for the Southeast corner of the hereon described tract, same being in the common line of the said 13.57 acre Woodring tract and a called 131.0 acre tract of land described in a deed to Waldrop Legacy, LLC, a Texas Limited Liability Company, recorded in Document Number 2015-006578, R.R.V.Z.C.T., same being the most Easterly Northeast corner of a 60.00 acre tract of land described in a deed to Will J. Parks recorded in Document No. 2016-008675 R.R.V.Z.C.T.;

THENCE: South 87° 44' 13" West, along the South line of the said 13.57 acre Woodring tract and the North line of the 60.00 acre Parks tract, and passing along onto the South line of the said 52.00 acre Woodring tract at a distance of 515.98 feet and continuing on for a total distance 842.29 feet to a 1/2" capped iron rod found for the Southwest corner of the hereon described tract, same being an ell corner of the said 60.00 acre Parks tract;

THENCE: North 00° 09' 18" East, along the West line of the said 52.00 acre Woodring tract and the East line of the said 60.00 acre Parks tract, and along and near a wire fence, a distance of 452.08 feet to a 1/2" capped iron rod found for the Northwest corner of the hereon described tract, same being the most Northerly Northeast corner of the said 60.00 acre Parks tract, and same being an angle point for the said 52.00 acre Woodring tract, and same being an angle point for the said 52.00 acre Woodring tract, and same being the Southeast corner of a 12.707 acre tract of land described in a deed to C. E. Mizzles recorded in Document Number 2014-005136 R.R.V.Z.C.T.;

THENCE: North 85° 41' 24" East, severing across and through the said 74.52 acre Woodring tract, and along and near a wire fence, passing out of the M. C. Chirino Survey, Abstract No. 128 and crossing into the J. Marrs Survey, Abstract No. 542, Van Zandt County, Texas, at a approximate distance and continuing for a total distance of 780.12 feet to a 1/2" capped iron rod set (stamped "Bison Creek") for the Northeast corner of the hereon described tract;

THENCE: South 14° 54' 55" West, severing across and through the said 74.52 acre Woodring tract, and along and near a wire fence, passing out of the J. Marrs Survey, Abstract No. 542 and crossing into the M. C. Chirino Survey, Abstract No. 125, Van Zandt County Texas, at an approximate distance and continuing for a total distance of 147.14 feet to 1/2" capped iron rod set (stamped "Bison Creek") for an ell corner of the hereon described tract;

THENCE: South 72° 26' 34" East, severing across and through the said 74.52 acre Woodring tract, and along and near a wire fence, for a distance of 181.98 feet to a 1/2" capped iron rod set (stamped

"Bison Creek") for the most Easterly corner of the hereon described tract, same being within the limits of Van Zandt County Road 4915, and being on the common line of the said 74.52 acre Woodring tract and the said 74.52 acre Woodring tract and the said 131.00 acre Waldrop tract;
 THENCE: South 17° 31' 49" West, within the limits of said county road and along the common line of the said 74.52 acre Woodring tract and the said 131.0 acre Waldrop tract, and passing onto the said common line of the said 13.57 acre Woodring tract and the said 131.0 acre Waldrop tract at a distance of 37.81 feet and continuing on for a total distance of 151.96 feet to an angle point for the hereon described tract, same being an angle point for the said 131.0 acre Waldrop tract;
 THENCE: South 11° 25' 05" West, within the limits of said county road and continuing along the common line of the said 13.57 acre Woodring Tract and the said 131.0 acre Waldrop tract, for a distance of 138.20 feet to the POINT OF BEGINNING and containing 389,486 square feet or **8.941 acres** of land.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

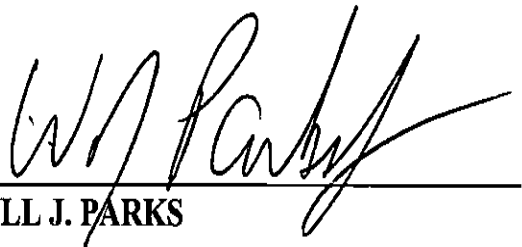
Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for **2021**, which Grantee assumes and agrees to pay, and subsequent assessments for that year due to change in land usage caused by Grantee, the payment of which Grantee assumes. Grantor remains liable for any tax assessments for years prior to **2021** due to change in land usage by Grantor.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 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 Conveyance and the Exceptions to Conveyance and Warranty.

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

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

SHELBY SAVINGS BANK, SSB, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of **SHELBY SAVINGS BANK, SSB** and are transferred to **SHELBY SAVINGS BANK, SSB** without recourse against Grantor.

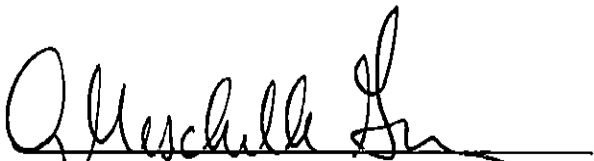

WILL J. PARKS

(Acknowledgment)

STATE OF TEXAS)

COUNTY OF VAN ZANDT)

The foregoing instrument was acknowledged before me on the 17TH day of MARCH, 2021
by WILL J. PARKS.


Notary Public, State of Texas

