

SPECIAL WARRANTY DEED

(Wood County, Texas)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL 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: December 18, 2025

Grantor: Alaina Inge Allen, Trustee of The Monroe and Mildred Inge Exempt Trust created under Section 4 of The Monroe and Mildred Inge Trust dated April 27, 2000

Grantee: **½ to Lynette Sigler Chiles, Trustees of The Lynette Sigler Chiles Trust***
301 Aberdeen Blvd.
Argyle, Texas 76226

LYNCTTECHILES@VERIZON.NET

½ to Bryan Sigler
2413 Lake Shore Dr
Jacksonville Texas 75766

BSIGLER66@GMAIL.COM
MSIGLER@MCASTIE.COM

½ to Michael B. Sigler
211 VZCR 4115
Canton Texas 75103

*created under Section 7 of The Monroe and Mildred Inge Trust dated April 27, 2000

Consideration: None. Monroe and Mildred Inge are deceased. This deed is executed to distribute/allocate the assets of The Monroe and Mildred Inge Exempt Trust according to the terms of said trust.

Property (including any improvements):

Tract One:

All that certain tract or parcel of land situated in the Gray B. King Survey, A-3, Wood County, Texas; being all of that certain tract described in Deed to Carl S. Talbert and wife, Thomasine, dated 1966, recorded in Volume 569, Page 541, Deed Records of Wood County, Texas; being all of Lot 1, part of Lot 2 and part of an Alley running North and South, Block C, City of Winnsboro; and being more particularly described as follows:

BEGINNING at a 5/8" iron pipe set on the NE corner of Lot 1 and of said Talbert tract;

THENCE S 17 deg. 30' W with the West right-of-way line of Beech Street (being 30.0' from the center line) - 90.98' to a 5/8" iron pipe set on the SE corner of said Talbert tract and the NE corner of the Second Tract described in Deed to Benedette Morris, recorded in Volume 779, Page 431 of said Deed Records;

THENCE N 73 deg. 32' 51" W with the South boundary line of said Talbert tract and the North boundary line of said Second Tract - 124.85' to a 5/8" iron pipe set on the SW corner of said Talbert tract;

THENCE N 17 deg. 30' E with the West boundary line of said Talbert tract and the East boundary line of a tract described in Deed to Wanda Williamson, et al, recorded in Volume 1004, Page 319, Real Property Records of said County - 90.98' to a 5/8" iron pipe set on the NW corner of said Talbert tract and the NE corner of said Williamson tract;

THENCE S 73 deg. 32' 51" E with the South right-of-way line of Myrtle Street (being 30.0' from the center line) - 124.85' to the place of beginning containing 0.261 acres.

Tract Two:

All that certain lot, tract or parcel of land located in the City of Winnsboro, Wood County, Texas, and being a part of the Gray B. King Survey, A-3, and also being a part of Block "C" of said City and bounded as follows:

BEGINNING at a 1/2" Iron Rod set at the Northeast corner of Monroe Inge lot as recorded in Volume 1632, Page 485, Deed Records and being in the South right-of-way of Myrtle Street and set for the Northwest corner of this tract;

THENCE South 71° 06' 22" East, with the South right-of-way of said Myrtle Street, 20.00 feet

to a 1/2" Iron Rod set at the Northwest corner of Monroe Inge lot as recorded in Volume 1352, Page 410, Deed Records, and used for the Northeast corner of this tract;

THENCE South 18° 50' 28" West, with the West line of said Inge lot, 88.23 feet to a 1/2" Iron Rod set for the Southeast corner of this tract;

THENCE North 71° 06' 22" West, 20.00 feet to a 1/2" Iron Rod set in the East line of said Inge lot as recorded in Volume 1632, Page 485, Deed Records, and set for the Southwest corner of this tract;

THENCE North 18° 50' 28" East, with the East line of said Inge lot, 88.23 feet to the PLACE OF BEGINNING, containing 1764.60 square feet of land, as surveyed by Charles Brewer, RPLS No. 1898, on September 7, 1999.

Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property.

This deed was prepared based on information furnished by the parties and no review or examination of the title to the Property has been made or requested by the parties.

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 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 reservation from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

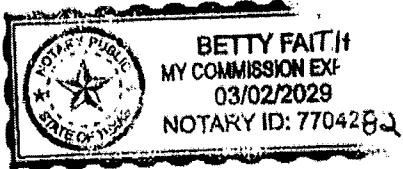
When the context requires, singular nouns and pronouns include the plural.

Alaina Inge Allen

Alaina Inge Allen, Trustee of The Monroe and Mildred Inge Exempt Trust created under Section 4 of The Monroe and Mildred Inge Trust dated April 27, 2000

STATE OF TEXAS §
COUNTY OF WOOD §

This instrument was acknowledged before me on December 15, 2025 by Alaina Inge
Allen, Trustee of The Monroe and Mildred Inge Exempt Trust.



Notary Public - State of Texas

After Recording Return to:

Adams & Coker, P.C.
4540 Kinsey Drive
Tyler, Texas 75703
(903) 581-1196

THE STATE OF TEXAS
COUNTY OF WOOD

COUNTY OF WOOD
I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the OPR Records of Wood County, Texas.

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12/19/2025 03:04 PM



Kelley Price, County Clerk
Wood County, Texas