



VG-124-2018-6385

Anderson
County
Mark Staples
Anderson County
Clerk

10

Instrument Number: 6385

Real Property Recordings

WARRANTY DEED

Recorded On: October 17, 2018 11:43 AM

Number of Pages: 11

" Examined and Charged as Follows: "

Total Recording: \$66.25

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 6385
Receipt Number: 20181017000014
Recorded Date/Time: October 17, 2018 11:43 AM
User: Mark S
Station: anco_ws193

Record and Return To:

CORY FOX
2933 ACR 336
PALESTINE TX 75803



STATE OF TEXAS
COUNTY OF ANDERSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Anderson, Texas.

Mark Staples
Anderson County Clerk
Anderson County, TX

Mark Staples

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 FILLED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date August 8, 2006

Grantor: **BOBBY JACK CRAVEY**
16295 Hwy. 7 West
Marquez, Leon County, TX 77865

Grantee: **James Fox and Cory Fox**
(1/12 undivided interest) **Lot # 1**
2933 Anderson County Road (ACR) 336
Palestine, TX 75803

Lacy and Michelle Foster
(1/12 undivided interest) **Lot # 2**
4937 Anderson County Road (ACR) 323
Palestine, TX 75803

Walter Krampus and Paula Krampus
(1/12 undivided interest) **Lot # 3**
4823 Anderson County Road (ACR) 323
Palestine, TX 75803

Jason Dillard
(1/12 undivided interest) **Lot # 4**
4795 Anderson County Road (ACR) 323
Palestine, TX 75803

James Peeler and Jo Peeler
(1/12 undivided interest) **Lot # 5**
4767 Anderson County Road (ACR) 323
Palestine, TX 75803

REVISED OCTOBER 23, 2018
BY CORY FOX, AGENT

Pedro (UNKNOWN)

(1/12TH Interest Pending) **LOT # 6**
4765 Anderson County Road (ACR) 323
Palestine, TX 75803

Nancy Tovar

(1/12 undivided interest) **Lot # 7**
4631 Anderson County Road (ACR) 323
Palestine, TX 75803

Mike Polly and Tammy Polly

(No Well Interest) **Lot # 8**
4629 Anderson County Road (ACR) 323
Palestine, TX 75803

Mike Polly and Tammy Polly

(1/12 undivided interest) **Lot # 9**
4629 Anderson County Road (ACR) 323
Palestine, TX 75803

Jose Oviedo and Coloe Oviedo

(1/12 undivided interest) **Lot # 10**
4465 4629 Anderson County Road (ACR) 323
Palestine, TX 75803

Clifton Belyue

(1/12 undivided interest) **Lot # 11**
2285 Anderson County Road (ACR) 323
Palestine, TX 75803

Randy Howell and June Howell

(1/12 undivided interest) **Lot # 12**
2187 Anderson County Road (ACR) 323
Palestine, TX 75803

Steven Dunlap

(1/12 undivided interest) **Lot # 13**
2121 Anderson County Road (ACR) 323
Palestine, TX 75803

Consideration: Eight Hundred and Ten (\$810.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby confessed and acknowledged.

Property: 0.04 Acres of land in the JOHN SLAUGHTER SURVEY, A-734, also known as Water Well Site No.1 for the 323 Land Co., No.2, in Anderson County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto

Reservations from and exceptions to Conveyance and Warranty: This conveyance is made and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions outstanding mineral interests and royalty interests and ordinances, if any, pertaining to the above described property to the extent that the same may be in force and effect and either shown of record in the office of the County Clerk of Anderson County, Texas, or apparent on the property, and taxes for the year 2006 the payment of which grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to the Grantee the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, to have and to hold it to Grantee, Grantee's heirs, executors administrator, successors and assigns to warrant and forever defend all and singular the property to grantee and grantee's heirs, executors, administrator, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as the reservations from and exceptions to conveyance and warranty.

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

This deed is made as a correction deed in substitution of the deed titled Warranty Deed dated August 8, 2006 and recorded in Volume 196, Page 521 of the official Records of Anderson County, Texas, to correct the following incorrect information: Freestone County to Anderson County, (each Lot (acreage) is known by its number reflecting the new owner of that Lot as the land was sold and bought.)

Lot # 2 Lacy and Michelle Foster, **Lot # 3** Walter and Paula Krampus, **Lot # 4** Jason Dillard, **Lot # 5** James and Jo Peeler, **Lot # 6** Pedro (sir name unknown), **Lot # 7** Jose and Nancy Tovar, **Lot # 10** Jose and Coloe Oviedo, **Lot # 11** Clifton Belyue. Other than the stated correction this deed is intended to restate in all respects the Corrected Deed, and the effective date of this correction deed relates back to the effective date of the Corrected Deed.

Corylon "Cory" Fox, Agent

Revised on October 23, 2018
By Cory Fox

Acknowledgment

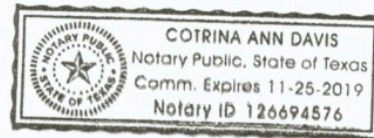
THE STATE OF TEXAS

COUNTY OF ANDERSON

This instrument was acknowledged before me on the 17 day of October, 2018,
prepared by Corylon "Cory" Fox, Agent, as an updated revision to original document dated,
August 25, 2006.

NOTARY: _____

Cotrina Ann Davis



WATER WELL SITE NO. 2

FIELD NOTES

STATE OF TEXAS
COUNTY OF ANDERSON

FOR: 323 LAND CO. NO. 2
CENTERVILLE, TEXAS
PROJECT NO. 05033

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IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 0.04 acres of which 0.01 acres being in County road no. 323 in the John Slaughter Survey A-734 in Anderson County, Texas and being a part of a called 141.47 acre tract deeded from Lewis Byers and Bob Walston to Bobby Jack Cravey dated March 24, 2005 and recorded in Volume Page of the Anderson County Official Records in Anderson County, Texas and said 0.04 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2 inch rebar for corner in County road no. 323 and in the West line of the said 141.47 acre tract and same being the Northwest corner of an 11.00 acre tract, surveyed same date and same being in the East line of a 320 acre tract recorded in Volume 1610, Page 789 of the Anderson County Official Records and same being North 1 deg 51' 44" East 3,385.12 feet from the Southwest corner of the said 141.47 acre tract;

THENCE North 1 deg 36' 15" East with County road no. 323 and with the East line of the said 320 acre tract and with the West line of the said 141.47 acre tract a distance of 25.00 feet to a set 1/2 inch rebar for corner in the said line and same being the westernmost Southwest corner of an 11.06 acre tract, surveyed same date;

THENCE South 88 deg 10' 21" East with the westernmost South line of the said 11.06 acre tract a distance of 76.00 feet to a set 1/2 inch rebar for corner, same being the Interior Southwest corner of the said 11.06 acre tract;

THENCE South 1 deg 36' 15" West with the southernmost West line of the said 11.06 acre tract a distance of 25.00 feet to a set 1/2 inch rebar for corner in the North line of the said 11.00 acre tract and same being the easternmost Southwest corner of the said 11.06 acre tract;

THENCE North 88 deg 10' 21" West with the North line of the said 11.00 acre tract a distance of 76.00 feet to the PLACE OF BEGINNING.

Contains 0.04 acres of land of which 0.01 acres being in County road no. 323.

Bearings are referenced to the North line of a called 31.78 acre tract recorded in Volume 1700; Page 419 of the Anderson County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

Date

4-4-05



EXHIBIT "B"

Filed For Record on 02/22/08 at 03:55 PM
Wanda Burke County Clerk, Anderson County, Tx

COUNTY OF ANDERSON
I, Wanda Burke, Clerk of the County Court in and for Anderson County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the volume and page of the Official Public Records of Real Property and at the time and date as stamped hereon by me.



WANDA BURKE
County Clerk of
Anderson County, Texas

323 LAND COMPANY # 2

TRACT'S # 1 & 2, JAMES & CORY FOX 972-658-4994
P.O. Box 179 972-822-5938 Jim
Frankston, TX 75763

TRACT # 3, JUAN D. AGUILERA 903-723-5021
306 West Kolstad
Palestine, TX 75801

TRACT # 4, UNDER CONTRACT BUT NOT CLOSED AT
THIS TIME.

TRACT # 5, CHAD & ELIZABETH BELYEU 903-245-0204
P.O. Box 204 903-530-6457
Neches, TX 75779

TRACT # 6, LEWIS ADRIAN McELROY 903-876-3775
P.O. Box 1026
Frankston, TX 75763

TRACT # 7, LEWIS A. McELROY &
LINDA KAY MORGAN 903-876-3775
P.O. Box 1036
Frankston, TX 75763

TRACT'S # 8 & 9, MIKE & TAMMY POLLEY 903-593-0853
1616 Lenora Ave.
Tyler, TX 75702

TRACT # 10, JOSE A. FERRETIZ 903-724-3385
711 N. John
Palestine, TX 75801

TRACT # 11, FOR SALE AT THIS TIME

TRACT # 12, WINFORD RANDALL HOWELL 903-312-5562
P.O. Box 1254
Whitehouse, TX 75791

TRACT # 13, STEVEN DUNLAP 903-316-4491
4931 Lost Pine Dr.
Chandler, TX 75758

This list of names and addresses is for the purpose of giving you, the land owners information about WHO has the right to be on the property.

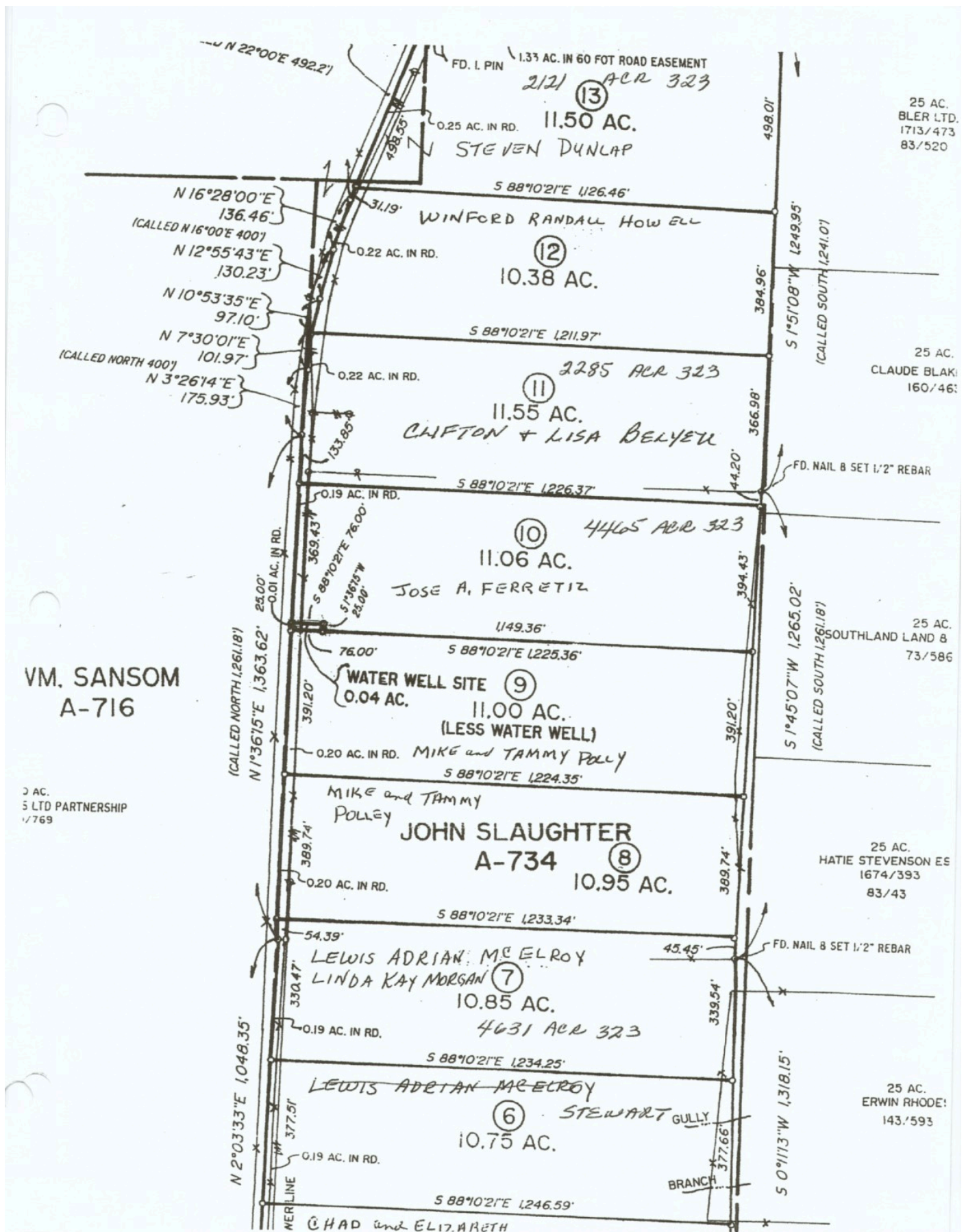
Should you change addresses or telephone numbers, please let us know.

Thank you,

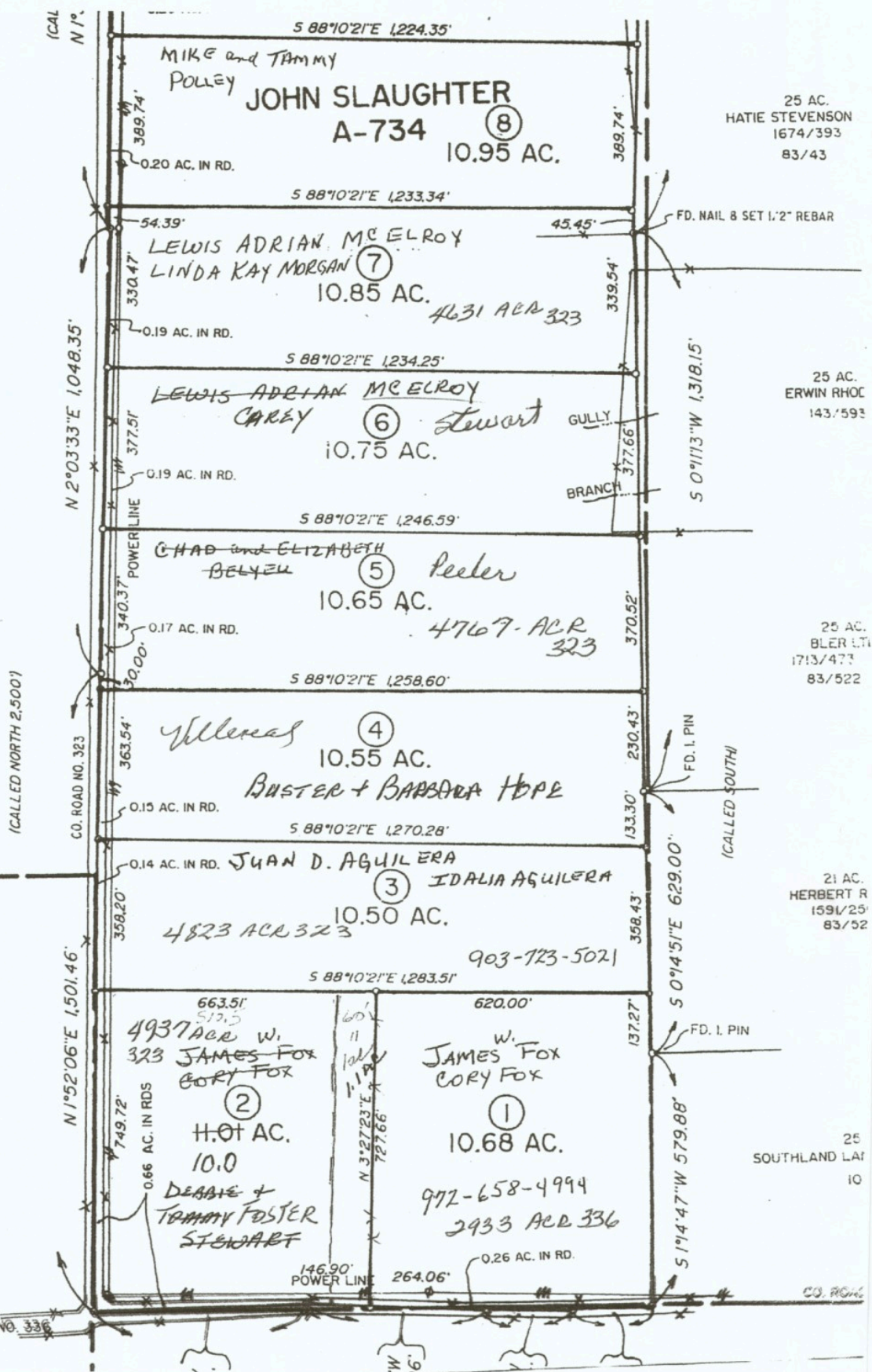
Sincerely,

Bobby Jack & Vonda Craney

903-388-0367 CELL
903-529-3882 HOME



10. PARTNERSHIP



SLAUGHTER
A-717

283 AC.
DINGS LTD. PARTNERSHIP
1610/769

25 AC.
HATIE STEVENSON
1674/393
83/43

25 AC.
ERWIN RHOD
143/593

25 AC.
BLER LT.
1713/473
83/522

21 AC.
HERBERT R
1591/25
83/52

25
SOUTHLAND LAT
10