



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 YOU DRIVER'S LICENSE NUMBER.

WARRANTY DEED

Date: April 20, 2015

Grantor:

Robert Earl Ratliff, Jr. and Candi Ann Ratliff

Grantor's Mailing Address:

**201 McWilliams Drive
Bowie, Texas**

Grantee:

Clay County, Texas

Grantee's Mailing Address:

**P.O. Box 548
Henrietta, Texas 76365**

Consideration: TEN AND NO/100TH DOLLARS (\$10.00) and other good and valuable consideration paid in hand

Subject Property:

SEE ATTACHED EXHIBIT "A"

There is reserved unto the Grantors, Joni Drullinger and Ronald D. Drullinger , their heirs, representatives and assigns, the free and uninterrupted use, liberty, privilege and easement of passing in, upon, over and across the property as shown on Exhibit "B".

Reservations from and Exceptions to Conveyance and Warranty:

All existing easements, right-of-ways, outstanding minerals, covenants, agreements, governmental regulations and agreements, if any, of record, affecting the hereinabove described property. 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 to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever.

Grantor binds Grantor and Grantors heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to 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 reservations from and exceptions to conveyance and warranty.

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


ROBERT EARL RATLIFF, JR.


CANDI DIANE RATLIFF

STATE OF TEXAS
COUNTY OF CLAY

This instrument was acknowledged before me on the 24 day of April, 2015 by Robert Earl Ratliff, Jr. and Candi Diane Ratliff.


NOTARY PUBLIC, STATE OF TEXAS

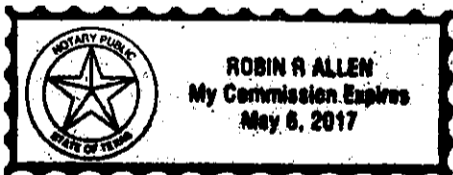


EXHIBIT "A"

A 0.20 acre tract of land in Block A-43 Bellevue Subdivision according to the plat of same recorded in Volume 1, Page 26, Plat Records, Clay County, Texas and being the same tract of land described in deed to David Horton recorded in Volume 363, Page 421, Deed Records, Clay County, Texas and being more particularly described as follows:

BEGINNING at an iron rod found in the northeast line of Seventh Street for the south corner of said Horton tract and the west corner of a tract of land described in deed to Melody Wallace recorded in Volume 475, Page 299, Deed Records, Clay County, Texas;

THENCE North $59^{\circ}58'08''$ West with the northeast line of said Seventh Street 80.00 feet to an iron rod set in the southeast line of a County Road for the west corner of said Horton tract;

THENCE North $28^{\circ}42'23''$ East with the southeast line of said County Road 110.03 feet to a four inch iron post for the north corner of said Horton tract and the north corner of said Block A-43;

THENCE South $59^{\circ}58'08''$ East 82.15 feet to an iron rod found for the east corner of said Horton tract and the north corner of said Wallace tract;

THENCE South $29^{\circ}49'39''$ West 110.00 feet to the POINT OF BEGINNING.

The foregoing field notes were prepared from a survey made on the ground under my supervision.

There are no visible easements or encroachments except as shown.

FILED AND RECORDED

Instrument Number: 11524 B: OPR V: 71 P: 92

Filing and Recording Date: 04/27/2015 11:08:36 AM Recording Fee: 0.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Clay County, Texas.



Sasha Kelton

Sasha Kelton, County Clerk
Clay County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.