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**Deed**

**Date:** May 1, 2018

**Grantor:** Trustees of Bucky Boyd Post No. 5401 of Henrietta, Texas, of the Veterans of Foreign Wars of the United States ("VFW")  
% Don M. Lavy  
802 N. California Street  
Henrietta, TX 76365  
Clay County

**Grantee:** Clay County, Texas, for the exclusive benefit of the Clay County Pioneer Association  
112 North Main Street  
Henrietta, TX 76365  
Clay County

**Consideration & Facts Existing:**

1. On June 18, 1952, Carl Scheer and wife, deeded to A. S. Hodges, County Judge of Clay County, Texas and his successors to following described land:

All of the surface rights in and to all of Blocks Twenty-nine (29) Thirty (30), Forty-one (41) Forty-two (42), Forty-three (43) Forty-four (44), Fifty-five (55) and Fifty-six (56) and the West Two Hundred Fifteen (215) feet of Blocks Thirty-one (31), Forty (40), Forty-five (45) and Fifty-four (54) said blocks and parts of said blocks being in the Park Addition to the City of Henrietta, as per plat thereof recorded in Vol U page 528 Deed Records of Clay County, Texas.

2. On July 22, 1952, Clay County, Texas, acting by its duly authorized County Judge, A. S. Hodges, leased the above property to the Clay County Pioneer Association ("CCPA"), acting by its 9-Man Board, through its Chairman, James W. Heath, for the CCPA's use in preserving the pioneer heritage of Clay County, and holding events periodically.

3. On March 9, 1953, Clay County, Texas, acting by its duly authorized agent, G.W. Akin, Commissioner of Clay County Precinct No. 3, deeded, subject to the above described lease to CCPA, the following described real property to Trustees of Bucky Boyd Post No. 5401 of Henrietta, Texas, of the Veterans of Foreign Wars of the United States to construct a building for meetings and event of the Post.

The surface only of all of Block Fifty-Six (56) of the Park Addition to the City of Henrietta, Clay County, Texas, which said Addition is of record in Volume U, Page 528, Deed Records of Clay County, Texas.

4. On March 16, 1955, CCPA released any claim it had by virtue of the lease, to the VFW.


- 1 5. The CCPA provided material to the VFW to construct the VFW building on the property  
2 deeded to it by Clay County. As a part of the consideration for the providing of such  
3 materials, the VFW agreed to allow the CCPA to utilize the VFW building for events related  
4 to the Annual Clay County Pioneer Association Reunion and to transfer the VFW property  
5 to the CCPA should the VFW no longer utilize it.  
6  
7 6. The Bucky Boyd Post No. 5401 is disbanding and desires to restore the VFW property to  
8 Clay County, for the use of the CCPA.  
9

10 **Property (including any improvements):**  
11

12  
13 The surface only of all of Block Fifty-Six (56) of the Park Addition to the City of Henrietta,  
14 Clay County, Texas . which said Addition is of record in Volume U, Page 528 . Deed  
15 Records of Clay County, Texas.  
16

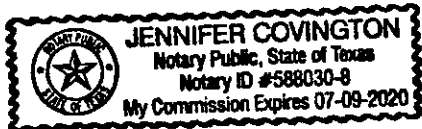
17 Grantor, for the Consideration grants, sells, and conveys to Grantee the Property, together  
18 with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold  
19 it to Grantee and Grantee's successors, and assigns forever. Grantor binds Grantor and Grantor's  
20 successors to warrant and forever defend all and singular the Property to Grantee and Grantee's  
21 successors, and assigns against every person whomsoever lawfully claiming or to claim the same or  
22 any part thereof, by through and under Grantor, and not otherwise.  
23

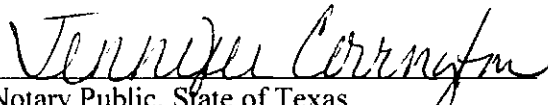
24 When the context requires, singular nouns and pronouns include the plural.  
25

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28 \_\_\_\_\_  
29 Ray Hager, Trustee  
30

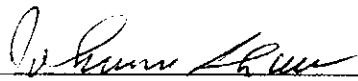
31 State of Texas  
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33 This instrument acknowledged before me on May/6, 2018, by Ray Hager, Trustee.  
34



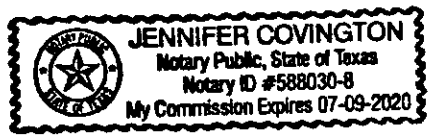
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37 Notary Public, State of Texas  
38

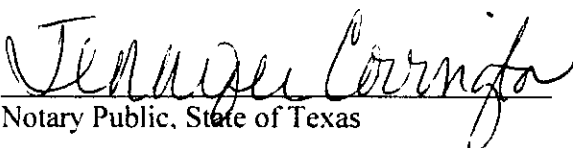
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Johnnie Shaw, Trustee

State of Texas

This instrument acknowledged before me on May 23, 2018, by Johnnie Shaw, Trustee.



  
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Notary Public, State of Texas

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Seen  
~~John~~ Roberts, Trustee  
*Seen*

State of Texas

This instrument acknowledged before me on May 29, 2018, ~~John~~ <sup>*Seen*</sup> Roberts, Trustee.



Jennifer Covington  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

**Frank J. Douthitt, Lawyer  
102 S. Fannin Street  
Henrietta, TX 76365**

**FILED AND RECORDED**

Instrument Number: 18963 B: OPR V: 122 P: 896

Filing and Recording Date: 06/27/2018 09:33:18 AM Recording Fee: 38.00

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*

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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.