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**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HERETO, AND AT THE SPECIFIC REQUEST OF THE PARTIES WITHOUT ANY SURVEY, TITLE SEARCH, TITLE OPINION, OR TITLE INSURANCE. THE PARTIES ASSUME ALL RISK OF DEFECTS, IN TITLE AND LEGAL DESCRIPTION, AND ENCUMBRANCES WHICH SUCH A SURVEY, SEARCH, OR INSURANCE WOULD REVEAL. THE PARTIES BY SIGNING OR ACCEPTING THIS INSTRUMENT RELEASE JASON A. HOLT, ATTORNEY, AND PROFESSIONAL LAND TITLE COMPANY FROM ALL LIABILITY IN CONNECTION WITH ALL SUCH DEFECTS AND ENCUMBRANCES.**

**WARRANTY DEED**

**DATE:** August 9, 2021

**GRANTOR:** ROBERT NEWSOM, County Judge of Hopkins County, Texas, acting on behalf of Hopkins County, Texas pursuant to COMMISSIONERS COURT

**GRANTOR'S MAILING ADDRESS:** 128 Jefferson, Suite C, Sulphur Springs, Texas 75482

**GRANTEE:** KIMBERLY G. FERRELL

**GRANTEE'S MAILING ADDRESS:** 218 CR 4772, Sulphur Springs, Texas 75482

**CONSIDERATION:** Ten Dollars and other valuable consideration, the receipt and sufficiency are hereby acknowledged

**PROPERTY** (including any improvements): All that certain lot, tract or parcel of land, situated in Hopkins County, Texas, about 12miles North from Sulphur Springs, deed being a part of the U. Aiguier Survey, Abstract No. 2, and described as follows;

- Beginning at the NW corer of the C. W. Thompson;
- Thence East 85 yards with Long and Thompson's fields;
- Thence North 150 yards;
- Thence West to the NE corner of Church Lot;
- Thence South with said line to SE Corner of said Church Lot;
- Thence West to the SW Corner of said Church Lot;
- Thence South to the place of beginning.

Being known as the Corinth Public School District land and being the same land described in a Deed from S. M. Long and wife, Edith Mae Long to T. J. Tucker, County Judge of Hopkins County and his successors in office, in trust for School Purposes of dated 12-29-2016, recorded


in Vol. 94, Page 386, Deed Records, Hopkins County, Texas. TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way; and all improvements including fixtures, situated on and attached thereto.

**EXCEPTIONS TO WARRANTY:**

1. Any and all prior oil, gas and other mineral and/or royalty conveyances and reservations by Grantor or Grantor's predecessors in title, and all rights of ingress and egress appurtenant thereto for the purposes of exploring for, producing, storing, treating and removing any oil, gas and other minerals so conveyed or reserved.
2. Lien for taxes for the year **2021** and subsequent years.
3. Any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes.
4. All easements and rights of way of record affecting the Property and all visible and/or apparent easements and rights of way, not of record.
5. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto appearing in the Public Records.
6. Any restrictive covenants affecting the 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 it to Grantee and Grantee's heirs and assigns, forever. Grantor hereby 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 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 warranty.


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

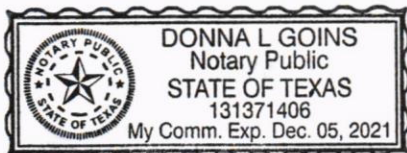
  
 ROBERT NEWSOM, County Judge  
 On behalf of Hopkins County, Texas  
 Pursuant to Commissioners Court

STATE OF TEXAS

COUNTY OF Hopkins

This instrument was acknowledged before me on August 9, 2021, by ROBERT NEWSOM, County Judge of Hopkins County, Texas, on behalf of HOPKINS COUNTY, TEXAS pursuant to COMMISSIONERS COURT.

  
 Notary Public, State of Texas





**PREPARED IN THE LAW OFFICE OF:**

Holt Law Firm  
106 College Street  
Sulphur Springs, Texas 75482

**AFTER RECORDING RETURN TO:**

Professional Land Title  
106 College  
Sulphur Springs, Texas 75410

EUTICE WRIGHT WITHROW  
 CALLED 13 ACRES  
 VOLUME 172, PAGE 559 R.P.R.H.C.T.

(REFERENCE BEARING)  
 DEED=EAST 295 VRS (819.44')  
 MEAS=N88°16'23"E 820.66'

CAROLE STANLEY ET AL  
 CALLED 11.1 ACRES  
 PARCEL THREE  
 VOLUME 932, PAGE 221 O.P.R.H.C.T.

488,702 SQ. FT.  
 11.22 ACRES

PROPANE TANK

OLD FRAME HOUSE  
 (FALLING DOWN)

WATER WELL

CAROLE STANLEY ET AL  
 CALLED 1/2 ACRE  
 PARCEL FOUR  
 VOLUME 932, PAGE 221 O.P.R.H.C.T.

REMAINDER OF  
 C.W. THOMPSON  
 VOLUME 59, PAGE 517 D.R.H.C.T.

CM-1/2" IRF WITH PINK  
 CAP (LANDMARK LS)  
 PASSING AT 91.55'  
 (DEED=S88°44'20"E 91.43')

CM-6" CEDAR POST

DEED=NORTH 94.7 VRS (263.06')  
 MEAS=N01°32'17"W 214.72'

16.6'

CM-4" BOIS D'ARC POST

MEAS=S88°06'32"W  
 105.00'  
 DEED=WEST 37.8 VRS  
 (105.00')

LANNY R. FERRELL & WIFE,  
 KIMBERLY G. FERRELL  
 CALLED 1-1/2 ACRES  
 VOLUME 907, PAGE 26 O.P.R.H.C.T.

N01°53'28"W 393.00'

TRUSTEES OF CORINTH  
 PUBLIC SCHOOL DISTRICT NO. 40  
 VOLUME 94, PAGE 386 D.R.H.C.T.

DEED=NORTH 162 VRS (450.00')  
 MEAS=N01°53'28"W 431.58'

CM-OLD 6" POST

COUNTY ROAD NO. 4772'

MEAS=S89°38'25"W 708.23'  
 DEED=WEST 257.2 VRS (714.44')



Know what's below.  
 Call before you dig.

**SURVEYOR'S NOTES:**

- 1) BEARINGS ARE BASED ON NAD 83, TEXAS NORTH CENTRAL, AS OBSERVED BY GPS.
- 2) DEED CALLS SHOWN FOR SURVEYED TRACT ARE PER OIL, GAS AND MINERAL LEASE RECORDED IN VOL. 113, PG. 137, O.G.M.L.R.H.C.T.
- 3) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.
- 4) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME.
- 5) NO FLOOD INFORMATION WAS RESEARCHED REGARDING THIS TRACT.

LEGEND	
○	CM CONTROLLING MONUMENT
○	1/2" IRON ROD FOUND
⊗	1/2" IRON ROD SET MARKED (CBG INC)
○	1" IRON PIPE FOUND
□	FENCE POST CORNER
⊗	"X" FOUND IN CONCRETE
▲	UNDERGROUND ELECTRIC
△	OVERHEAD ELECTRIC
▨	ASPHALT PAVING
▩	GRAVEL/ROCK ROAD OR DRIVE
●	POWER POLE
⊗	A/C AIR CONDITIONING
⊕	WATER METER
⊙	GAS METER
⊖	WATER VALVE
⊕	CONCRETE MONUMENT FOUND
⊗	POINT FOR CORNER
⊙	SEPTIC TANK
⊙	SANITARY SEWER CLEANOUT
←	GUY WIRE
T	TELEPHONE PEDESTAL
E	ELECTRIC PEDESTAL
▨	COVERED
▩	CONCRETE
▨	WOOD D