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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER

DEBRA LYNN GOODE,
INDEPENDENT EXECUTOR
OF THE ESTATE OF CATHERINE
A. DAVIS, DECEASED

TO

BENJAMIN EDGERTON and
ANN LOWE EDGERTON

THE STATE OF TEXAS, }

COUNTY OF GILLESPIE .}

SPECIAL WARRANTY DEED

Date: April 15, 2022

Grantor: DEBRA LYNN GOODE, INDEPENDENT EXECUTOR OF THE ESTATE OF CATHERINE A. DAVIS, DECEASED

Grantor's Mailing Address (including county): 5226 Brettenmeadow Drive, Grapevine, Texas 76051

Grantee: BENJAMIN EDGERTON and ANN LOWE EDGERTON

Grantee's Mailing Address (including county): 210 Quail Run Drive, Fredericksburg, Gillespie County, Texas 78624

Consideration: TEN AND NO/100 DOLLARS and other valuable consideration.

Property (including any improvements):

BEING a 1.75 acre tract of land, more or less, out of the Maria Martinez Survey No. 203, Abstract No. 450, situated in Gillespie County, Texas; being known as Tract No. 33 in the Palo Alto Acres #2, an unrecorded subdivision and being that certain 1.74 acre tract of land described in a conveyance from Franklin Loth, Jr., et ux, to George W. Davis, et ux, found of record in Warranty Deed with Vendor's Lien executed on March 31, 2008, and filed on the same date under Clerk's File No. 20081789, Official Public Records of Gillespie County, Texas; said 1.75 acre tract of land, more or less, is described by metes and bounds on Exhibit "A," attached hereto and made a part hereof for all pertinent purposes.

Reservations from and Exceptions to Conveyance and Warranty: All presently recorded and validly existing easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the subject property including but not limited to:

1. Covenants, Conditions and Restrictions as set forth in instrument recorded in Volume 180, Pages 203-206, Deed Records, Gillespie County, Texas, and in Volume 143, Pages 194-195, Deed Records, Gillespie County, Texas, in Volume 143, Page 196-203, Deed Records, Gillespie County, Texas, by omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. Right of Way Easement dated September 1, 1971, executed by Vernon E. Penick to Central Texas Electric Cooperative, Inc., found of record in Volume 100, Page 757-758, Deed Records, Gillespie County, Texas.

3. Right of Way Easement dated March 4, 1983, executed by William R. Mabe to Central Texas Electric Cooperative, Inc., found of record in Volume 154, Pages 31-32, Deed Records, Gillespie County, Texas.

4. Rules, regulations, and orders governing residential subdivision and waste disposal, and the drilling, construction, and use of water wells as passed by the Commissioners' Court of Gillespie County, Texas, and the Texas Commission on Environmental Quality.

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. Improvements, setback lines, utility, easement, meter pole/utility pole, water meter, wood veneer sheds encroaching on improvement setback lines, wood veneer, building encroaching on utility easement as shown on survey dated March 14, 2022, prepared by Dale Allen Sultemeier, Registered Professional Land Surveyor No. 4542.

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, and/or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and/or assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and/or 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, by, through, and under Grantor, but not otherwise.

Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties except for limited warranties of title set forth in this Deed.

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

Debra Lynn Goode

DEBRA LYNN GOODE, INDEPENDENT EXECUTOR OF THE ESTATE OF CATHERINE A. DAVIS, DECEASED

THE STATE OF TEXAS }

COUNTY OF Tarrant }

The above instrument was acknowledged before me on the 15 day of April, 2022, by DEBRA LYNN GOODE, INDEPENDENT EXECUTOR OF THE ESTATE OF CATHERINE A. DAVIS, DECEASED.

JASON GRAYBILL
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 05/17/2024
NOTARY ID 12492938-4

Jason Graybill

Notary Public, State of Texas

PREPARED BY:
Genevieve Klein Gold
Attorney-at-Law

PREPARED IN THE LAW OFFICE OF:
THE DOOLEY FIRM
414 W. Main St.
Fredericksburg, TX 78624

AFTER RECORDING MAIL TO:
THE DOOLEY FIRM
414 W. Main St.
Fredericksburg, TX 78624

SULTEMEIER

SURVEYING & ENGINEERING

TBPELS SURVEYING FIRM: 100930-00
TBPELS ENGINEERING FIRM: F-10608

501 West Main, Suite 102
Fredericksburg, TX 78624
Tel.: (830) 990-1221

1.75 ACRES
GILLESPIE COUNTY, TEXAS

FN-22-7192
MARCH 14TH, 2022

A DESCRIPTION OF A 1.75 ACRE TRACT OF LAND OUT OF THE MARIA MARTINEZ SURVEY NO.208, ABSTRACT NO. 460, SITUATED IN GILLESPIE COUNTY, TEXAS; BEING KNOWN AS TRACT 33 IN PALO ALTO ACRES #2, AN UNRECORDED SUBDIVISION IN SAID COUNTY AND BEING THAT CERTAIN 1.74 ACRE TRACT OF LAND DESCRIBED IN A CONVEYANCE FROM FRANKLIN LOTH, JR., ET UX TO GEORGE W. DAVIS, ET UX, FOUND OF RECORD IN A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED ON MARCH 31, 2008 AND FILED/RECORDED ON SAME DATE UNDER REGISTER NO. 20081789 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY; SAID 1.75 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a ½ inch iron rod found at the northeast corner of the said 1.74 acre tract, at the northwest corner of that certain 1.77 acre tract of land described under Register No. 20191376 of the said Official Public Records, for the northeast corner hereof;

THENCE with the east line of the said 1.74 acre tract, S 16° 09' 31" E, a distance of 400.10 feet to a 3/8 inch iron rod (capped RPLS 4542) set on the north line of Quail Run Drive, a 50 ft. wide street per Volume 108, Page 203 of the Deed Records of said County, at the southeast corner of the said 1.74 and the southwest corner of the said 1.77 acre tract, for the southeast corner hereof;

THENCE with the south line of the said 1.74 acre tract and north line of said Quail Run Drive, the following three (3) courses:

1. S 88° 51' 29" W, a distance of 60.03 feet to a ½ inch iron rod found,
2. N 64° 29' 47" W, a distance of 56.97 feet to a ½ inch iron rod found at the beginning of a curve to the left, and
3. A distance of 52.09 feet along the arc of said curve having a radius of 50.00 feet and a chord bearing of S 58° 38' 24" W, a distance of 49.77 feet to a ½ inch iron rod found at the northeast corner of that certain 16,145 square foot tract described under Register 20085378 of the said Official Public Records, for a corner on the south line of the said 1.74 acre tract and hereof;

THENCE continuing with the south line of the said 1.74 acre tract, S 88° 40' 11" W, a distance of 66.60 feet to a ½ inch iron rod found at the southwest corner thereof, at the southeast corner of that certain 2.3 acre tract described under said Register 20085378, for the southwest corner hereof;

THENCE with the west line of the said 1.74 acre tract, N 16° 05' 51" W, a distance of 399.65 feet to a ½ inch iron rod found at the northwest corner thereof, at the northeast corner of the said 2.3 acre tract, for the northwest corner hereof;

THENCE with the north line of the said 1.74 acre tract, N 88° 42' 00" E (BASE BEARING FROM DEED), a distance of 199.76 feet to the **POINT OF BEGINNING**, containing 1.75 acres of land, more or less.

I, Dale Allen Sultemeier, a Registered Professional Land Surveyor, do hereby certify that this description and accompanying plat were prepared from an on the ground survey performed by me or under my direction and supervision.

SULTEMEIER SURVEYING & ENGINEERING, LLC
501 West Main, Suite 102
Fredericksburg, Texas 78624
(830) 990-1221

STATE OF TEXAS
REGISTERED
Dale Allen Sultemeier
4542
PROFESSIONAL
LAND SURVEYOR

Dale Allen Sultemeier
Registered Professional Land Surveyor
No. 4542 - State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas
April 18, 2022 01:51:53 PM
FEE: $42.00 ELIZA
SWD

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