

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.

Gift Deed

Date: July 28, 2023

Grantor: Richard Lynn Bishop, a married man, as his sole and separate property constituting no part of his homestead

Grantor's Mailing Address:

P.O. Box 87
Smiley, Texas 78159

Grantee: Chuck Johnson, a married man, as his sole and separate property

Grantee's Mailing Address:

502 South 8th St.
Stockdale, Texas 78160

Consideration: The love and affection I have and bear for my step-son, the Grantee herein.

Property (including any improvements):

Being 5.630 acres of land, more or less, situated in the Daniel Byrd Survey No. 28, Abstract 41, Wilson County, Texas (Tract 3), and being out of a called 22.53 acres conveyed to Richard Lynn Bishop in a Warranty Deed recorded in Document No. 2023-131759, Official Public Records, Wilson County, Texas; said 5.630 acres being more particularly described by metes and bounds on Exhibit "A" and depicted on a plat on Exhibit "B" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Restrictions:

1. The property shall be used for new site built residence purposes only, and no part thereof shall be used for commercial business purposes, nor any structure whatsoever, other than a residence, with the customary outbuildings, barns, garages, and guest houses; provided however, that no outbuildings or garage shall be lived in as a home. All structures will be built of new material.
2. No sub-dividing of the Property.
3. No building shall be located nearer than 150 feet from the centerline of FM Highway 1107, and not nearer than 25 feet from side and rear property lines.

4. A thirty (30) foot utility easement along the front and a fifteen (15) foot easement and right-of-way over a strip along the side, and rear boundary lines of the Property is hereby reserved for the purpose of installation and maintenance of utilities, including but not limited to, gas, water, electric, phone, drainage, fiber optic cable, and sewage and any appurtenance thereto, including the right to remove and/or trim trees.
5. No manufactured homes, mobile homes, or temporary structure of any character may be placed, constructed, or maintained on the Property.
6. No noxious or offensive trade or activity shall be carried out on the Property, nor shall anything be done thereon which may be or become an annoyance to the neighboring properties.
7. The Property shall not be used or maintained as a dumping ground for rubbish. All trash, garbage, or other waste shall be kept in sanitary containers. Any and all dumpsters, incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. No junk or wrecking yards shall be located, maintained, or kept on the Property.

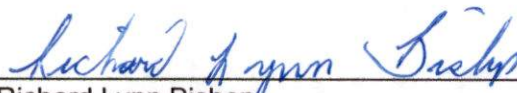
Exceptions to Conveyance and Warranty:

All presently recorded and valid existing instruments that affect the Property.

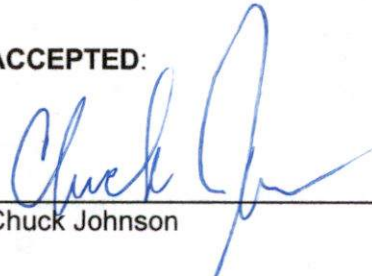
Grantor conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.


Richard Lynn Bishop

ACCEPTED:

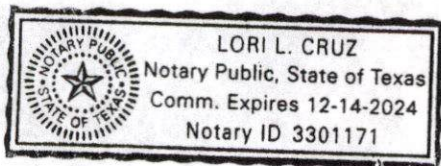

Chuck Johnson

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF WILSON §

This instrument was acknowledged before me on July 28, 2023,
by Richard Lynn Bishop.

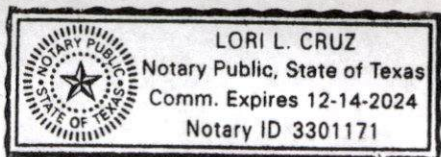


Lori L. Cruz
Notary Public, State of Texas
My commission expires: 12-14-2024

STATE OF TEXAS §

COUNTY OF WILSON §

This instrument was acknowledged before me on July 28, 2023,
by Chuck Johnson.



Lori L. Cruz
Notary Public, State of Texas
My commission expires: 12-14-2024

PREPARED IN THE OFFICE OF:
Foster & Harvey, P.C.
503 Bluebonnet Rd.
La Vernia, Texas 78121

AFTER RECORDING RETURN TO:
Chuck Johnson
502 South 8th St.
Stockdale, Texas 78160