

**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.**

## **WARRANTY DEED**

Date: February , 2024

Grantor: **ELVIS ALLEN AKA ELVIS N. ALLEN, A MARRIED MAN DEALING IN HIS SOLE AND SEPARATE PROPERTY, NOT JOINED BY HIS SPOUSE BECAUSE THE PROPERTY HEREIN CONVEYED FORMS NO PART OF HIS HOMESTEAD**

Grantor's Mailing Address (including county):

452 VZCR 1130  
Fruitvale, Van Zandt County, Texas 75127

Grantee: **SCHAEFER LAND HOLDINGS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY**

Grantee's Mailing Address (including county):

PO Box #270  
Wagontown, Chester County, Pennsylvania 19376

Consideration: TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

**All that certain lot, tract or parcel of land, situated in the J. PETERS HEADRIGHT Survey, Abstract No. 306, Marion County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and incorporated herein by reference for all purposes.**

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing 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 property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason

any governmental or other entity authorized to establish regulations and assess taxes and liens, including, but not limited to, the county where the property is located and water improvement districts; applicable zoning regulations; and taxes for the current year, which Grantee assumes and agrees to pay; but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

  
ELVIS ALLEN

STATE OF TEXAS §  
COUNTY OF Van Zandt §

This instrument was acknowledged before me on the 7<sup>th</sup> day of February, 2024 by  
ELVIS ALLEN.



  
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Celia C. Flowers  
Attorney at Law  
1021 ESE Loop 323, Suite 200  
Tyler, Texas 75701

**AFTER RECORDING RETURN TO:**

Schaefer Land Holdings LLC

## EXHIBIT "A"

All that certain tract or parcel of land situated in Marion County, Texas, being a part of Lot No. 8 of the J. PETERS HEADRIGHT SURVEY, ABST. No. 306 and being the same tract of land recorded IN Vol. 189, Page 451 of the Deed Records of Marion County, Texas as more fully described as follows:

BEGINNING at an iron stake this point being the Southeast corner of Lot No. 8;

THENCE East 1515.20 ft. along an old fence to an iron stake for corner;

THENCE North 722.20 ft. along the East line of tract No. 1 to an iron stake for corner;

THENCE East 1515.20 ft. along a fence line to an iron stake for corner;

THENCE South 722.20 ft. along a fence line to the point of beginning and containing 25.12 acres of land more or less.

STATE OF TEXAS

COUNTY OF MARION

FILED FOR RECORD

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Marion County, Texas as stamped hereon by me.

Feb 12, 2024 01:17P

OFFICIAL PUBLIC RECORDS

KIMBERLY WISE,  
COUNTY CLERK  
MARION COUNTY, TEXAS

Feb 12, 2024 01:17P

By:

KIMBERLY WISE, COUNTY CLERK

Jennifer Bedford  
DEPUTY

MARION COUNTY, TEXAS