

Being a portion of that property conveyed from Tilda Kirkland (now Tilda Kirkland Herron) to Clarence Kirkland by instrument dated January 12, 1967, recorded March 31, 1967 in Deed Book 33, Page 131, Fannin County Deed records.

Being a portion of that property conveyed from James A. Kirkland and Nina Kirkland Reynolds to Clarence Kirkland by instrument dated June 1, 1967, recorded September 19, 1967 in Deed Book 34, Page 73, Fannin County Deed records.

Subject to all easements, restrictions and rights of way as shown on plat of survey recorded in Plat Hanger D-389, Page 6, Fannin County Deed records.

Subject to Agreement as to boundary line recorded at Deed Book 32, Page 421, Fannin County Deed records.

Tract 6 as shown on the above-described plat of survey subject to encroachment of "Indian Trails" (private drive) as shown on plat of survey recorded in Plat Hanger D-389, Page 6, Fannin County Deed records.

Tracts 6, 7 and 8, as shown on the above-described plat of survey subject to potential encroachment of barbed wire fence and recommendation as to need for Property Line Agreement, as shown on plat of survey recorded in Plat Hanger D-389, Page 6, Fannin County Deed records.

Tracts 3, 4, 5 and 6 subject to encroachment of power line as shown on plat of survey recorded in Plat Hanger D-389, Page 6, Fannin County Deed records.

The following easements are granted and reserved and this conveyance is subject to and benefited / burdened by same (all Lot number references are as shown at Plat Hanger D-389, Page 6, Fannin County Deed records, the same being incorporated herein by reference thereto):

Tract 8 being benefited by a 20' ingress / egress and utility (underground only) easement reserved over and granted across Tracts 6 and 7.

Tract 7 being benefited by and burdened by a 20' ingress / egress and utility (underground only) easement reserved over Tract 6 to serve Tracts 7 and 8 and burdened by said easement reserved over Tract 7 to serve Tract 8.

Tract 6 being burdened by a 20' ingress / egress and utility (underground only) easement reserved over Tract 6 to serve Tracts 7 and 8.

Tract 2 being benefited by a 20' ingress / egress and utility (underground only) easement reserved over Tract 1 to serve Tract 2.

Tract 1 being burdened by a 20' ingress / egress and utility (underground only) easement reserved over Tract 1 to serve Tract 2.

These easements not being mere licenses, but being rights running with the land, and inuring to the benefit and burden of the owners of the tracts indicated, their heirs and/or assigns.

TO HAVE AND TO HOLD, The said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE, in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased.

IN WITNESS WHEREOF the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered
this 24th day of January, 2007.

[Signature]
Witness

[Signature] (SEAL)
By: Barbara Ann Kirkland n/k/a Barbara Ann Adams
Its: Executor

Notary Public
My Commission Expires: _____



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