

**Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751**

Instrument Number: 2024-00008648

As

Recorded On: 06/25/2024 03:43 PM **Recordings - Land**

Parties: DUTCHOVER GARY EDWARD JR.

To: PARTY

Number of Pages: 2 Pages

Comment:

(Parties listed above are for Clerks reference only)

****Examined and Charged as Follows:****

Total Recording: 25.00

File Information:

Document Number: 2024-00008648

Receipt Number: 2024-10351

Recorded Date/Time: 06/25/2024 03:43 PM

Recorded By: Marilet Zumaya

*******DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT*******

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded
in the Official Records of Henderson County, Texas



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright", is written over the printed name.

County Clerk
Henderson County, Texas

Record and Return To:

J.N. RICHARDS LAW, P.C.
407 E CORSICANA ST

ATHENS, TX 757512523



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

RELEASE OF EASEMENT

Effective Date: October 4, 2023

This Release of Easement is made by Gary Edward Dutchover, Jr. (hereinafter "Releasing Party"), for good and valuable consideration, the receipt of which is acknowledged, that Gary Edward Dutchover, Jr. has abandoned, released, and discharged and does abandon, release, and discharge that easement granted to Gary Edward Dutchover, Jr. by April Christian Wall.

Consideration:

Ten and no/100 dollars and other valuable consideration.

Location of Easement being released:

The easement and right-of-way that is being released is located upon and across the Property more particularly described as follows:

All of that certain lot, tract, or parcel of land located in the T.Y. Buford Survey, A-114, The T.G. Box Survey, A-113 and the C.M. Beeson Survey, A-65, City of Chandler, Henderson County, Texas, being described as part of a called 27.664 acre tract of land described in Deed to Aril Christian Wall recorded in document No. 2016-00003098 of the Deed Records, Henderson County, Texas (DRHCT). Said lot, tract, or parcel of land being more particularly described as TRACT TWO at Document Number 2018-00004387 in the Real Property Records of Henderson County, Texas.

Gary Dutchover, Jr.

STATE OF TEXAS

COUNTY OF HENDERSON

This instrument was acknowledged before me on June 20th, 2024 by Gary Dutchover, Jr.

Notary Public, State of Texas

