

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

Instrument Number: 2024-00007754

As

Recorded On: 06/05/2024 03:26 PM **Recordings - Land**

Parties: RONALD AND SUZANNE OREB, THE TRUSTEES OF THE RONALD AND

To: DUTCHOVER GARY EDWARD JR.

Number of Pages: 4 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 33.00

File Information:

Document Number: 2024-00007754

Receipt Number: 2024-09236

Recorded Date/Time: 06/05/2024 03:26 PM

Recorded By: Janice Hankins

*******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.

EXPRESS EASEMENT AGREEMENT

Date: August 7, 2023

This Agreement is made on the date above between Ronald and Suzanne Oreb The Trustees of the Ronald and Suzanne Oreb Trust Date August 11, 2003 and Gary Edward Dutchover, Jr.

Grantor: Ronald and Suzanne Oreb, The Trustees of the Ronald and Suzanne Oreb Trust
Dated August 11, 2003

Grantor's Mailing Address: 840 VZ CR 1502
Van, Texas 75790

Grantee: Gary Edward Dutchover, Jr.

Grantee's Mailing Address: 2351 Norwich Lane
Grand Prairie, Texas 75052

Consideration:

Ten and no/100 dollars and other valuable consideration.

Character of Easement:

This instrument grants an easement appurtenant to the dominant tenement. The dominant tenement is the following described property of the Grantee:

Being all that certain lot, tract, or parcel of land more particularly described at Document Number 2018-00004387 in the Real Property Records of Henderson County, Texas.

Location of Easement:

The easement and right-of-way shall be located upon and across the Property more particularly described as follows:

All of that certain lot, tract, or parcel of land situated in the C.M. Beeson Survey, A-65, Henderson County, Texas, containing 0.682 of an acres of land, and being more particularly described at Document Number 2021-00005773 in the Real Property Records of Henderson County, Texas.

Purpose of Easement:

This right-of-way easement, with its rights and privileges, shall be used for the purpose of providing pedestrian and vehicular ingress and egress, along with any necessary improvements to attain such ingress and egress, from the road lying west of the property of Grantor.

Duration of Easement: Perpetual

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.

The easement, rights, and privileges granted by this conveyance are nonexclusive, and Grantor reserves and retains the right to convey similar rights and easements to such other persons as Grantor may deem proper.

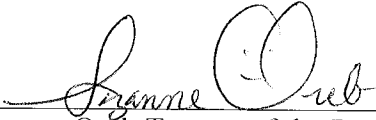
Grantee shall hold harmless, defend, and indemnify Grantor against any suits, liabilities, claims, demands or damages, including but not limited to personal injuries and attorney's fees, arising from Grantee's exercise of easement rights granted by this instrument.

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

The Ronald and Suzanne Oreb Trust Dated August 11, 2003



Ronald Oreb Trustee of the Ronald and Suzanne Oreb Trust Dated August 11, 2003

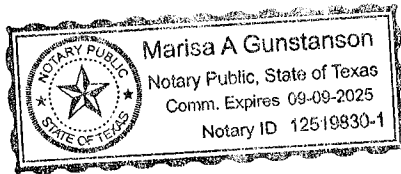


Suzanne Oreb Trustee of the Ronald and Suzanne Oreb Trust Dated August 11, 2003

STATE OF TEXAS)

COUNTY OF HENDERSON)

This instrument was acknowledged before me on August 7, 2023 by Ronald Oreb.

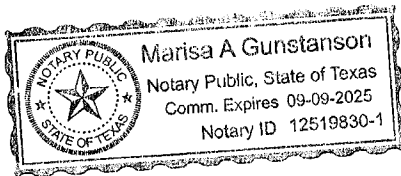


Marisa Gunstanson
Notary Public, State of Texas

STATE OF TEXAS)

COUNTY OF HENDERSON)

This instrument was acknowledged before me on August 7, 2023 by Suzanne Oreb.



Marisa Gunstanson
Notary Public, State of Texas