



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

SELLER'S DISCLOSURE NOTICE



CONCERNING THE PROPERTY AT 504 County Road 4880 Fred
 (Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☒ is ☐ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? _____

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

<u>Y</u> Range	<u>Y</u> Oven	<u>N</u> Microwave
<u>Y</u> Dishwasher	<u>N</u> Trash Compactor	<u>N</u> Disposal
<u>Y</u> Washer/Dryer Hookups	<u>N</u> Window Screens	<u>Y</u> Rain Gutters
<u>N</u> Security System	<u>Y</u> Fire Detection Equipment	<u>N</u> Intercom System
	<u>N</u> Smoke Detector	
	<u>N</u> Smoke Detector-Hearing Impaired	
	<u>N</u> Carbon Monoxide Alarm	
	<u>N</u> Emergency Escape Ladder(s)	
<u>N</u> TV Antenna	<u>Y</u> Cable TV Wiring	<u>Y</u> Satellite Dish
<u>Y</u> Ceiling Fan(s)	<u>N</u> Attic Fan(s)	<u>N</u> Exhaust Fan(s)
<u>Y</u> Central A/C	<u>Y</u> Central Heating	<u>N</u> Wall/Window Air Conditioning
<u>Y</u> Plumbing System	<u>Y</u> Septic System	<u>N</u> Public Sewer System
<u>Y</u> Patio/Decking	<u>N</u> Outdoor Grill	<u>Y</u> Fences
<u>Y</u> Pool	<u>N</u> Sauna	<u>N</u> Spa <u>N</u> Hot Tub
<u>Y</u> Pool Equipment	<u>N</u> Pool Heater	<u>N</u> Automatic Lawn Sprinkler System
<u>Y</u> Fireplace(s) & Chimney (Wood burning)		<u>Y</u> Fireplace(s) & Chimney (Mock)
<u>N</u> Natural Gas Lines		<u>Y</u> Gas Fixtures
<u>N</u> Liquid Propane Gas:	<u>N</u> LP Community (Captive)	<u>N</u> LP on Property
<u>N</u> Fuel Gas Piping:	<u>N</u> Black Iron Pipe	<u>N</u> Corrugated Stainless Steel Tubing
		<u>N</u> Copper
Garage: <u>Y</u> Attached	<u>X</u> Not Attached	<u>Y</u> Carport
Garage Door Opener(s):	<u>Y</u> Electronic	_____ Control(s)
Water Heater:	<u>Y</u> Gas	<u>Y</u> Electric
Water Supply:	_____ City	<u>Y</u> Well _____ MUD _____ Co-op

Roof Type: architectural Shingles Age: 18 (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☐ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary):

Range & Top works stove does not, light in bedroom fan not hooked up.

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary):

2 smoke detectors present

- * Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Interior Walls	<u>N</u> Ceilings	<u>N</u> Floors
<u>N</u> Exterior Walls	<u>N</u> Doors	<u>Y</u> Windows
<u>N</u> Roof	<u>N</u> Foundation/Slab(s)	<u>N</u> Sidewalks
<u>Y</u> Walls/Fences	<u>N</u> Driveways	<u>N</u> Intercom System
<u>N</u> Plumbing/Sewers/Septics	<u>N</u> Electrical Systems	<u>N</u> Lighting Fixtures
<u>N</u> Other Structural Components (Describe):		

Small spot on cyclone fence needs repair.
1 Broken window in bedroom.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

<u>N</u> Active Termites (includes wood destroying insects)	<u>Y</u> Previous Structural or Roof Repair
<u>N</u> Termite or Wood Rot Damage Needing Repair	<u>N</u> Hazardous or Toxic Waste
<u>N</u> Previous Termite Damage	<u>N</u> Asbestos Components
<u>N</u> Previous Termite Treatment	<u>N</u> Urea-formaldehyde Insulation
<u>N</u> Improper Drainage	<u>N</u> Radon Gas
<u>N</u> Water Damage Not Due to a Flood Event	<u>N</u> Lead Based Paint
<u>N</u> Landfill, Settling, Soil Movement, Fault Lines	<u>N</u> Aluminum Wiring
<u>N</u> Single Blockable Main Drain in Pool/Hot Tub/Spa*	<u>N</u> Previous Fires
	<u>N</u> Unplatted Easements
	<u>N</u> Subsurface Structure or Pits
	<u>N</u> Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

tightened up some shingles

* A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☒ Yes (if you are aware)
☐ No (if you are not aware). If yes, explain (attach additional sheets if necessary). fence, window, oven, light in bedroom not hooked up

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.
- ☒ Present flood insurance coverage
 - ☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
 - ☒ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

- ☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
- ☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
- ☒ Located ☐ wholly ☐ partly in a floodway
- ☒ Located ☐ wholly ☐ partly in a flood pool
- ☒ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary):

N/A

*For purposes of this notice:

"100-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;
- (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and
- (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

- (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and
- (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary):

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary):

Seller's Disclosure Notice Concerning the Property at 504 County Road 4880 Fred Page 4
(Street Address and City)

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary):

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

Melissa Riley 08/04/25
Signature of Seller Melissa Riley Date

Signature of Seller

Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser

Date

Signature of Purchaser

Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.



TEXAS ASSOCIATION OF REALTORS®

INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS® IS NOT AUTHORIZED.
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CONCERNING THE PROPERTY AT 504 County Road 4880 Fred TX 77616-9453

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank X2 ☐ Aerobic Treatment ☐ Unknown
- (2) Type of Distribution System: field lines ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: ☐ Unknown
1. Back side of House
2. By front door
- (4) Installer: ☒ Unknown
- (5) Approximate Age: 1978 + 2000 (guessing) ☒ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
(Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 2 years ago Both
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____
- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☐ permit for original installation ☐ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.

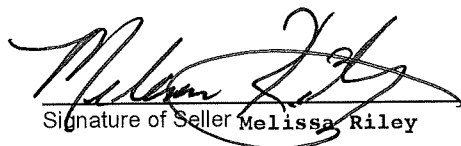
(TAR 1407) 1-7-04 Initialed for Identification by Buyer: _____ and Seller M. R.

Page 1 of 2

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


Signature of Seller Melissa Riley

08/04/25
Date

Signature of Seller

Date

Receipt acknowledged by:

Signature of Buyer

Date

Signature of Buyer

Date

**ADDENDUM FOR SELLER'S DISCLOSURE OF INFORMATION
ON LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
AS REQUIRED BY FEDERAL LAW**CONCERNING THE PROPERTY AT 504 County Road 4880Fred

(Street Address and City)

A. LEAD WARNING STATEMENT: "Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-paint hazards is recommended prior to purchase."

NOTICE: Inspector must be properly certified as required by federal law.

B. SELLER'S DISCLOSURE:

1. PRESENCE OF LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS (check one box only):

☐ (a) Known lead-based paint and/or lead-based paint hazards are present in the Property (explain): _____

☒ (b) Seller has no actual knowledge of lead-based paint and/or lead-based paint hazards in the Property.

2. RECORDS AND REPORTS AVAILABLE TO SELLER (check one box only):

☐ (a) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Property (list documents): _____

☒ (b) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the Property.

C. BUYER'S RIGHTS (check one box only):

☒ 1. Buyer waives the opportunity to conduct a risk assessment or inspection of the Property for the presence of lead-based paint or lead-based paint hazards.

☐ 2. Within ten days after the effective date of this contract, Buyer may have the Property inspected by inspectors selected by Buyer. If lead-based paint or lead-based paint hazards are present, Buyer may terminate this contract by giving Seller written notice within 14 days after the effective date of this contract, and the earnest money will be refunded to Buyer.

D. BUYER'S ACKNOWLEDGMENT (check applicable boxes):

☒ 1. Buyer has received copies of all information listed above.

☐ 2. Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*.

E. BROKERS' ACKNOWLEDGMENT: Brokers have informed Seller of Seller's obligations under 42 U.S.C. 4852d to: (a) provide Buyer with the federally approved pamphlet on lead poisoning prevention; (b) complete this addendum; (c) disclose any known lead-based paint and/or lead-based paint hazards in the Property; (d) deliver all records and reports to Buyer pertaining to lead-based paint and/or lead-based paint hazards in the Property; (e) provide Buyer a period of up to 10 days to have the Property inspected; and (f) retain a completed copy of this addendum for at least 3 years following the sale. Brokers are aware of their responsibility to ensure compliance.

F. CERTIFICATION OF ACCURACY: The following persons have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer Date


Seller Melissa Riley

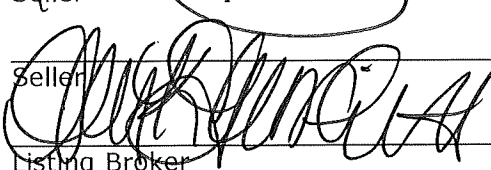

Date

Buyer Date

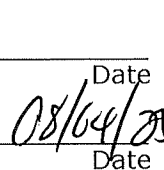
Seller

Date

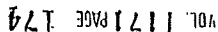
Other Broker Date

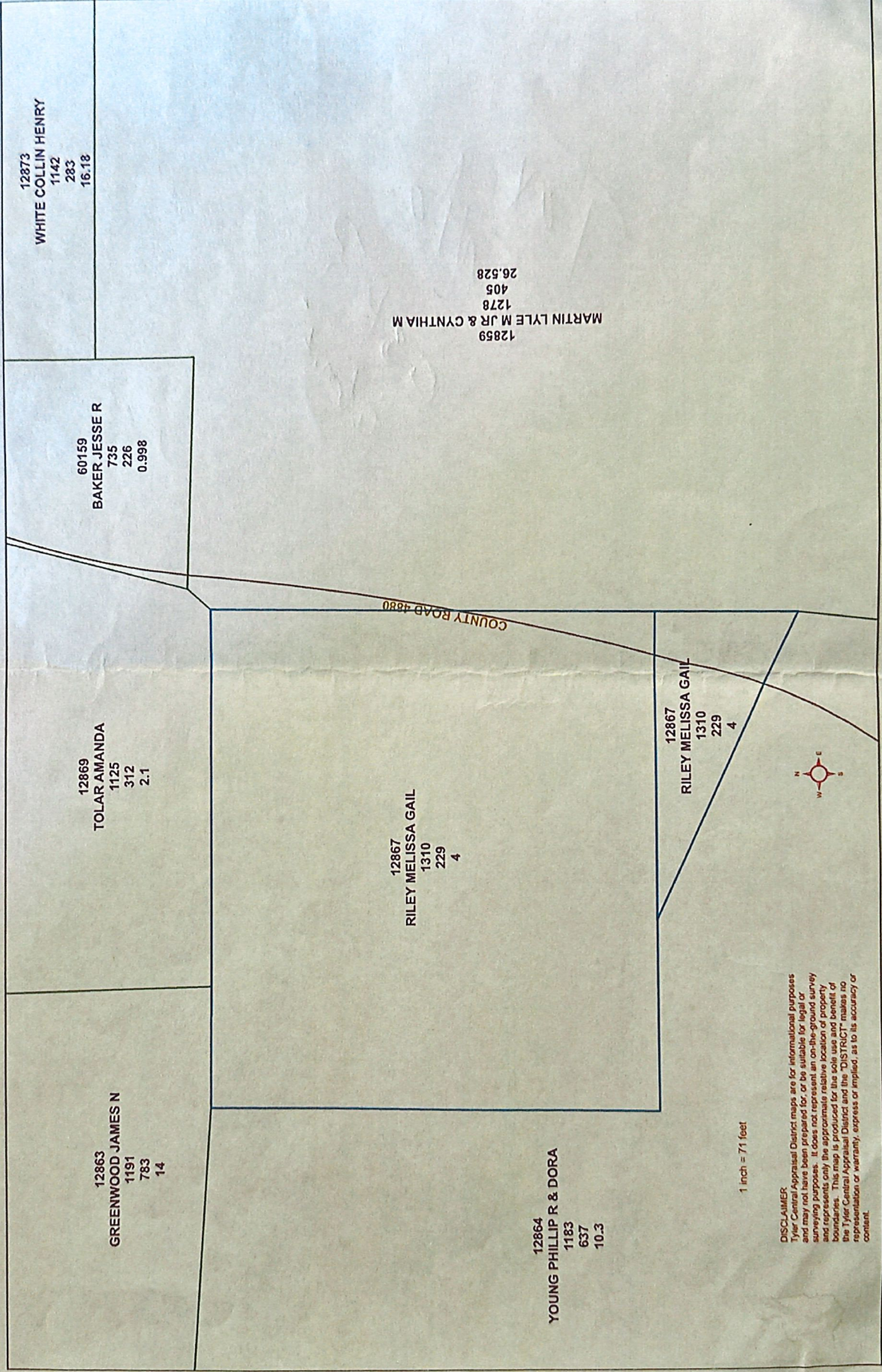

Listing Broker

Ashley K Jackson-Whitworth


Date

The form of this addendum has been approved by the Texas Real Estate Commission for use only with similarly approved or promulgated forms of contracts. Such approval relates to this contract form only. TREC forms are intended for use only by trained real estate licensees. No representation is made as to the legal validity or adequacy of any provision in any specific transactions. It is not suitable for complex transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)





DISCLAIMER:
Tyler Central Appraisal District maps are for informational purposes only and may not have been prepared for, or be suitable for, legal or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This map is produced for the sole use and benefit of the Tyler Central Appraisal District and the District assumes no responsibility for any misinterpretation or warranty, express or implied, as to its accuracy or content.

THE STATE OF TEXAS
COUNTY OF TYLER

KNOW ALL MEN BY THESE PRESENTS

That PATRICIA ANN HUTTO SLAY, hereinafter referred to as GRANTOR (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to GRANTOR in hand paid by STEVE RILEY and MELISSA G. RILEY, HUSBAND AND WIFE, hereinafter referred to as GRANTEE (whether one or more), the receipt and sufficiency of which are hereby acknowledged, and for the further consideration of the execution and delivery by said GRANTEE of one certain promissory note of even date herewith, in the original principal sum of FIFTY-SIX THOUSAND AND 00/100ths DOLLARS (\$56,000.00), payable to the order of SUPERIOR MORTGAGE & EQUITY CORP., (hereinafter called BENEFICIARY), in installments as in said note provided, bearing interest at the rate therein provided, said Note containing an attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said GRANTOR; and being additionally secured by a deed of trust of even date with said note, from GRANTEE to THOMAS E. BLACK, JR., TRUSTEE, reference to which deed of trust is hereby made for all purposes; the said BENEFICIARY at the special instance and request of the GRANTEE herein having advanced the sum of said note as part purchase price for the property herein conveyed, the receipt of which is hereby acknowledged, the GRANTOR hereby transfers, sets over, assigns and conveys, without recourse, unto BENEFICIARY, and its successors and assigns, the Vendor's Lien and Superior Title retained and reserved herein against the property, subrogating said BENEFICIARY to all rights and remedies of GRANTOR in the premises by virtue of said liens;

and GRANTOR has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL, and CONVEY unto GRANTEE, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in anywise belonging unto GRANTEE and GRANTEE'S heirs and assigns forever. GRANTOR does hereby bind GRANTOR and GRANTOR'S heirs, executors, and administrators to warrant and forever defend, all and singular, the said premises unto GRANTEE and GRANTEE'S heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This Deed is executed, delivered and accepted subject to all and singular any liens described herein, ad valorem taxes for the current and all subsequent years, subsequent assessments for prior years due to changes in land usage or ownership, zoning ordinances, utility district assessments and standby fees, if any, applicable to and enforceable against the above described property, and all valid utility easements created by the dedication deed or plat of the subdivision in which said real property is located, covenants, restrictions common to the platted subdivision in which said real property is located, mineral reservations, maintenance assessment liens, if any, applicable to and enforceable against the above described property as shown by the records of the County Clerk of the County in which said real property is located, and any statutory water rights, or the rights or interests of the State of Texas or the public generally in any waters, tidelands, beaches and streams being situated in proximity to the property described herein.

But it is expressly agreed and stipulated that the Vendor's Lien and Superior Title are retained against the above described property, premises, and improvements, until the above described note and all accrued interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this deed shall become absolute.

The contract between GRANTOR, as seller, and GRANTEE, as buyer, may contain limitations as to warranties; to the extent said contract provides for such limitations to survive this conveyance they shall be deemed incorporated herein by reference. The warranty of title contained in this deed is hereby expressly excluded from the limitations referenced in this paragraph.

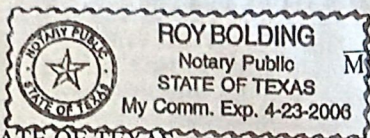
When this Deed is executed by more than one person, or when the GRANTEE is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed correspondingly, and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

Patricia Ann Hutto Slay
PATRICIA ANN HUTTO SLAY

THE STATE OF TEXAS
COUNTY OF _____ }

(Acknowledgment)

This instrument was acknowledged before me on the 5 day of February, 2003,
by PATRICIA ANN HUTTO SLAY



My commission expires _____

Notary Public, State of Texas
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ }

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____

My commission expires _____

Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ }

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____

My commission expires _____

Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ }

(Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____

My commission expires _____

Notary Public, State of _____
Printed Name: _____

THE STATE OF TEXAS
COUNTY OF _____ }

(Corporate/Entity Acknowledgment)

This instrument was acknowledged before me on the _____ day of _____,
by _____
of _____
a _____, on behalf of said _____

My commission expires _____

Notary Public, State of _____
Printed Name: _____

AFTER RECORDING RETURN TO
AT GRANTEE'S MAILING ADDRESS:
STEVE RILEY and MELISSA G. RILEY
ROUTE 1 BOX 215 (CR 4880)
FRED, TEXAS 77616

METES AND BOUNDS DESCRIPTION
4.00 ACRE TRACT
A. BAKER SURVEY
ABSTRACT NUMBER 1035
TYLER COUNTY, TEXAS

Being a tract or parcel of land containing 4.00 acres of land out of and a part of the A. Baker Survey, Abstract Number 1035 Tyler County Texas, and being out of and a part of that certain 14.00 acre tract as recorded in Volume 208, Page 480 of the Deed Records of Tyler County Texas, said 4.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4-inch iron bolt found at the Northeast corner of said 14.00 acre tract;

THENCE, South 00 deg. 34 min. 21 sec. West, along the East line of said 14.00 acre tract for a distance of 399.22 feet to a 1/2-inch iron rod set for corner in a public road known as County Road 4880;

THENCE, North 89 deg. 59 min. 58 sec. West, along the residue of said 14.00 acre tract for a distance of 437.20 feet to a 1/2-inch iron rod set for corner;

THENCE, North 00 deg. 34 min. 21 sec. East, along the residue of said 14.00 acre tract for a distance of 399.22 feet to a 1/2-inch iron rod set for corner in the North line of said 14.00 acre tract;

THENCE, East, along the North line of said 14.00 acre tract for a distance of 437.20 feet to the POINT OF BEGINNING and containing 4.00 acres of land.

2002-425a
23 December 2002



24-344b

VOL. 1371 PAGE 522

This instrument was prepared by:

Melissa Riley
P.O. Box 83
Fred, TX 77616

Once recorded, return to:

P. Melissa Riley
PO Box 83
Fred, TX 77616

This Space for Recorder's Use Only.

Texas General Warranty DeedCounty of Tyler

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.

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Ten Dollars US Dollars (\$ 10) in hand, paid to

Melissa Riley,
with an address of PO Box 83 Fred, TX 77616

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

Melissa Riley,
with an address of PO Box 83, Fred. TX 77616

(the "Grantee" or Grantees") its successors and assigns the following-described real property,

lying, being and situated in Tyler County County, Texas, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A, Tract 1 + Pages
Exhibit B Tract 2

Tax Parcel ID Number _____

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Melissa Riley
Address: P.O. Box 83 Fred, TX. 77616

SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year _____ and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: Melissa Riley Date: 10/28/24
Printed Name: Melissa Riley

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Texas)
County of Tyler)

On 10/28/24 before me, ~~Melissa Riley~~ Charlei Kirkpatrick
personally appeared Melissa Riley
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Texas that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature Charlei Kirkpatrick
Printed Name Charlei Kirkpatrick
My Commission Expires 2/29/28

(Seal)

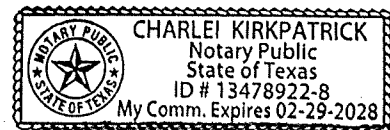


EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Tract 1

METES AND BOUNDS DESCRIPTION
4.00 ACRE TRACT
A. BAKER SURVEY
ABSTRACT NUMBER 1035
TYLER COUNTY, TEXAS

Being a tract or parcel of land containing 4.00 acres of land out of and a part of the A. Baker Survey, Abstract Number 1035 Tyler County Texas, and being out of and a part of that certain 14.00 acre tract as recorded in Volume 200, Page 480 of the Deed Records of Tyler County Texas, said 4.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1-1/4-inch iron bolt found at the Northeast corner of said 14.00 acre tract;

THENCE, South 00 deg. 34 min. 21 sec. West, along the East line of said 14.00 acre tract for a distance of 399.22 feet to a 1/2-inch iron rod set for corner in a public road known as County Road 4880;

THENCE, North 89 deg. 59 min. 58 sec. West, along the residue of said 14.00 acre tract for a distance of 437.20 feet to a 1/2-inch iron rod set for corner;

THENCE, North 00 deg. 34 min. 21 sec. East, along the residue of said 14.00 acre tract for a distance of 399.22 feet to a 1/2-inch iron rod set for corner in the North line of said 14.00 acre tract;

THENCE, East, along the North line of said 14.00 acre tract for a distance of 437.20 feet to the POINT OF BEGINNING and containing 4.00 acres of land.

2002-425a
23 December 2002

CLERK's MEMORANDUM:
THIS DOCUMENT WAS RECEIVED IN
THIS CONDITION.

CLERK MEMORANDUM:
PORTIONS OF THIS DOCUMENT IS NOT
LEGIBLE AND/OR REPRODUCIBLE WHEN
RECEIVED, BUT RECORDED AT
CUSTOMERS REQUEST

Exhibit B

VOL. 1371 PAGE 526

VOL. 1171 PAGE 173

METES AND BOUNDS DESCRIPTION
0.39 ACRE TRACT
A BAKER SURVEY
ABSTRACT NUMBER 1035
TYLER COUNTY, TEXAS

Tract 2

Being a tract or parcel containing 0.39 acres of land out of the A. Baker Survey, Abstract Number 1035, in Tyler County, Texas, and being out of a 10.69 acre tract recorded in Volume 1158, Page 218, Deed Records of Tyler County, Texas, said 0.39 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/4-inch iron rod capped RPLS 2512 set in the most Easterly North line of said 10.69 acre tract and being in the South line of a 4.00 acre tract recorded in Volume 737, Page 764, Deed Records of Tyler County, Texas and being South 89 deg. 58 min. 47 sec. East, 165.66 feet from a 1/4-inch iron rod capped RPLS 2512 found at the Southwest corner of said 4.00 acre tract;

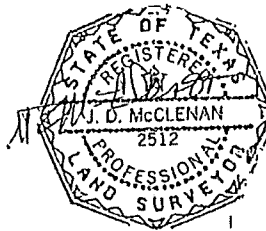
← Tract 2

THENCE, South 65 deg. 02 min. 29 sec. East, along the residue of said 10.69 acre tract for a distance of 298.22 feet to a 1/4-inch iron rod capped RPLS 2512 set in the most Easterly line of said 10.69 acre tract;

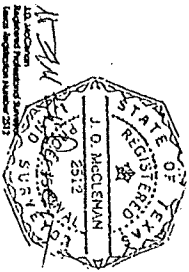
THENCE, North 00 deg. 34 min. 22 sec. East, (reference bearing) along the most Easterly line of said 10.96 acre tract for a distance of 125.75 feet to a 1/4-inch iron rod found in the centerline of a public road known as County Road 4880 and being the Southeast corner of said 4.00 acre tract;

THENCE, North 89 deg. 58 min. 45 sec. West, along the South line of said 4.00 acre tract and the most Easterly North line of said 10.69 acre tract for a distance of 271.63 feet to the POINT OF BEGINNING and containing 0.39 acres of land.

17-250
06/08/17



LAND SURVEYING • ELEVATION CORRECTIONS
P.O. BOX 2440 DENVER, CO 80216
(303) 352-4475 2400survey@comcast.com
P&S4 EDUCATION INC.: 70107903

[illegible]

Background Information: Survey
 Largest Inspection Number 251

$\gamma = 30^\circ$ ~~rather~~ $Z_1 \rightarrow$ ~~rather~~

END 1/27 U.S.
RPLS 2512
C

$$5890.5847^{\circ} \pm 165.56^{\circ}$$

P.O.B.
SET 1/2 LR
RPLS 2512

4.00 ACRE TRACT
737764 T.C.D.R.

N 89° 58' 45" W 271.63'

D.39 ACRE TRACT
OUT OF A 10.69 ACRE TRACT
1158/2131C.D.2.

56502797 298.22

RESIDUE 10.69 ACRES TRACT
1158718 T.C.D.2

COUNTY ROAD 4880

SEP 17 1964
RPL 5 251

28.00 ACRE
TRACT
STWBC9
T.C.D.X.

N00°34'22"E 125.75'

500°34'22"W 131.47' (REFERENCE BEARING)

END 2452

SB8051527N 137.55

END PAGE

SURVEY COMPLETED WITHOUT TITLE COMMITMENT.
NO BUILDING LINES OR EASEMENTS SHOWN.

NAME OF	A.M. LEA	DATE	06/08/17
ORDER NO.	COS	ST NO	N/A
OR IN	17-250	AC NO	171/206

FILED FOR RECORD
AT 10:10 O'CLOCK A M
ON THE 28 DAY OF OCT
A.D., 2024
Vol. 1371 Page 528
In the Official Public Records

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE,
RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFOR-
CIBLE UNDER FEDERAL LAW.



STATE OF TEXAS
COUNTY OF TYLER

OFFICIAL PUBLIC
RECORD

I hereby certify that this instrument was FILED
on the date and at the time stamped hereon by
me and was duly RECORDED in the Volume
and Page of the named RECORDS of Tyler
County, Texas, as stamped hereon by me.

Donece Gregory

COUNTY CLERK, TYLER COUNTY, TEXAS

BY C. J. Miller

DEPUTY

Donece Gregory
COUNTY CLERK
TYLER COUNTY, TEXAS

24-3446 10:10 AM
R/t Melissa Riley
PO BOX 83
Fred, TX 77616