

Truly Title GF #22011286-28

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.

General Warranty Deed with Vendor's Lien

Executed this 13th day of October 2022.

Grantor: Brian K. Meyer and Sherri L. Meyer

Grantor's Mailing Address: 1302 Linda Ct, Cleburne, TX 76033

Grantee: DFW Senior Care Services Inc

Grantee's Mailing Address: 2715 Pinnacle Dr, Burleson, TX 76028

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Grandview Bank, a Texas bank ("Lender"), in the principal amount of Two Hundred Thirty Three Thousand Seven Hundred Fifty and 00/100 Dollars (\$233,750.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Jeffrey C. Williams or Michael D. Jones, Trustee.

Property (including any improvements):

See attached, "Exhibit A."

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.


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.

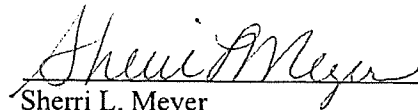
The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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



Brian K. Meyer



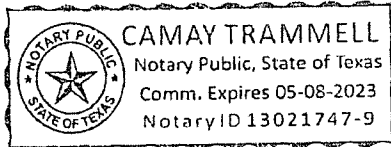
Sherri L. Meyer

STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on October 13th, 2022, by Brian K. Meyer and Sherri L. Meyer.

(Notary Seal)





Notary Public, State of Texas

After recording return to:

DFW Senior Care Services Inc
2715 Pinnacle Dr
Burleson, TX 76028

Exhibit A – Legal Description

BEING A TRACT OF LAND LOCATED IN THE W.W. BYERS SURVEY, ABSTRACT NO. 29, JOHNSON COUNTY, TEXAS, AND BEING ALL OF LOTS 5, 6, 7 AND PART OF 8, BLOCK 10, CADDO PEAK, AN ADDITION TO THE CITY OF JOSHUA, JOHNSON COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORDED IN VOLUME 24, PAGE 44, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEAST CORNER OF SAID LOT 5, THE SOUTHEAST CORNER OF LOT 4, BLOCK 10, OF SAID PLAT RECORDED IN VOLUME 24, PAGE 44, O.P.R.J.C.T., AND BEING IN THE WEST LINE OF NORTH MAIN STREET, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 87°28'25" E, A DISTANCE OF 0.44 FEET;

THENCE WITH THE WEST LINE OF SAID NORTH MAIN STREET, S 02°26'56" E, A DISTANCE OF 105.27 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING";

THENCE S 87°27'40" W, ACROSS LOT 8, A DISTANCE OF 115.20 FEET TO A 5/8" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING", SAID 5/8" IRON ROD SET ALSO BEING IN THE EAST LINE OF AVENUE 'C', OF SAID PLAT, (A 50' RIGHT-OF-WAY);

THENCE WITH THE EAST LINE OF SAID AVENUE 'C', N 02°26'39" W, A DISTANCE OF 105.30 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 4, FROM WHICH A 1/2" IRON ROD FOUND BEARS N 87°28'25" E, A DISTANCE OF 0.94 FEET;

THENCE WITH THE COMMON LINE OF SAID LOT 4 AND LOT 5, N 87°28'25" E, A DISTANCE OF 115.19 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.278 ACRES OF LAND, MORE OR LESS.

Johnson County
Becky Ivey
Johnson County
Clerk

Instrument Number: 2022 - 35909

eRecording - Real Property

Warranty Deed

Recorded On: October 13, 2022 11:58 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** 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.

File Information:

Document Number: 2022 - 35909
Receipt Number: 20221013000117
Recorded Date/Time: October 13, 2022 11:58 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey