

Document No. 2022-02746

DEED

Parties: AYRES SUSAN
to
PRESCHER CUSTOM HOMES LLC

FILED AND RECORDED
REAL RECORDS
On: 04/20/2022 at 11:02 AM

Document Number: 2022-02746
Receipt No. 113471
Amount: \$34.00

By: Imorales
Gwinda Jones, County Clerk
Erath County, Texas

4 Pages

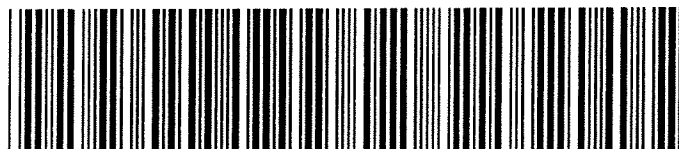


STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

Record and Return To:
TRULY TITLE INC
101 NW ELLISON
SUITE 10
BURLESON, TX 76028



Truly Title GF # 22004125-30

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

Executed this 18 day of April, 2022

Grantor: Susan Ayres and Gilbert Ayers

Grantor's Mailing Address: 942 Diana Lane, Stephenville, TX 76401

Grantee: Prescher Custom Homes, LLC

Grantee's Mailing Address: 10049 Eldorado Drive, Burleson, TX 76028

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

ATTACHED AS "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 2022 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.

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



Susan Ayres



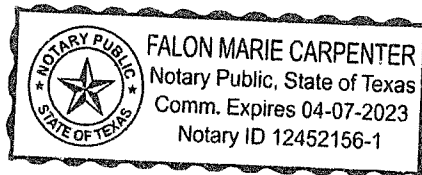
Gilbert Ayers

STATE OF TEXAS

COUNTY OF Johnson

This instrument was acknowledged before me on April 18, 2022, by Susan Ayres and Gilbert Ayers.

(Notary Seal)





Notary Public, State of Texas

After recording return to:
Prescher Custom Homes, LLC
10049 Eldorado Drive
Burleson TX 76028

EXHIBIT A

Being the same tract or parcel of land situated in the City of Stephenville, Erath County, Texas and being all of Lot 2, and a part of Lot 3, Block 2. Miller Addition in the City of Stephenville, Erath County, Texas, according to Kings 1956 Map of the City as adopted by ordinance and recorded in Volume 381, Page 105, Deed Records, Erath County, Texas;

Beginning at a 1/2" iron rod found for corner in the northeast line of N. Miller Avenue, being the southwest corner of said Lot 2 and the northwest corner of Lot 1 of said addition;

Thence North $31^{\circ} 23' 31''$ West with the northeast line of said N. Miller Avenue and the southwest line of said Lot 2, Block 2 passing the northwest corner of said Lot 2 and the southwest corner of said Lot 3 at 50.00 feet continuing in all a distance of 76.73 feet to a 3/8" iron rod found for corner in the northeast line of said N. Miller Avenue and the southwest line of said Lot 3, Block 2, being the northwest corner of this tract;

Thence North $59^{\circ} 20' 37''$ East a distance of 100.00 feet to a chain link fence post found for corner in the northeast line of said Lot 3, Block 2, being the northeast corner of this tract;

Thence South $31^{\circ} 46' 39''$ East with the northeast line of said Lot 3, Block 2, passing the northeast corner of said Lot 2 and the southeast corner of said Lot 3 at 27.09 feet continuing in all a distance of 77.09 feet to a 1/2" iron rod found for corner in the northeast line of said Block 2, being the northwest corner of said Lot 1 and the southeast corner of said Lot 2;

Thence South $59^{\circ} 32' 46''$ West with the common line between said Lot 1 and said Lot 2 and a wood fence a distance of 100.52 feet to the Point of Beginning containing 7,711 square feet, more or less as surveyed on the ground April 13, 2022 by Tucker Surveyors.