

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.

ASSUMPTION GENERAL WARRANTY DEED

DATE: FEBRUARY 13, 2015

GRANTOR: ROBERT NOLTE a/k/a ROBERT E. NOLTE

**GRANTOR'S MAILING ADDRESS:
(INCLUDING COUNTY)** 6820 E, BANKHEAD HIGHWAY, ALEDO,
PARKER COUNTY, TEXAS 76008

GRANTEE: BARBARA NOLTE

**GRANTEE'S MAILING ADDRESS:
(INCLUDING COUNTY)** 6820 E, BANKHEAD HIGHWAY, ALEDO,
PARKER COUNTY, TEXAS 76008

CONSIDERATION: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed and for which no liens are either retained or implied and in consideration of Grantee's assumption of and agreement to pay, according to the terms of each Note, the following:

(1) The unpaid principal and earned interest of that certain Real Estate Lien Note in the original principal sum of \$256,000.00, dated April 1, 2008, executed by Robert E. Nolte, and payable to the order of Town and Country Bank n/k/a InterBank. The Note is secured by Deed of Trust dated April 1, 2008, from Robert E. Nolte, to James T. Chambers, Trustee, recorded in Volume 2623, Page 1047, of the Official Public Records of Parker County, Texas. As further consideration Grantee promises to keep and perform all the covenants and obligations of the Grantor named in the Deed of Trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

(2) The unpaid principal and earned interest of that certain Real Estate Lien Note in the original principal sum of \$160,300.00, dated October 21, 2013, executed by Robert Nolte, and payable to the order of InterBank. The Note is secured by Deed of Trust dated October 21, 2013, from Robert Nolte and wife, Barbara Kinard, to Mark Martin, Trustee, recorded as Document Number 20134697, of the Official Public Records of Parker County, Texas. As further consideration, Grantee promises to keep and perform all the covenants and obligations of the Grantors named in that Deed of Trust and to indemnify, defend, and hold Grantor harmless from any loss, attorney's fees, expenses, or claims attributable to a breach or default of any provision of this assumption by Grantee. Grantor assigns to Grantee any funds on deposit for payment of taxes and insurance premiums.

PROPERTY (INCLUDING ANY IMPROVEMENTS):

All that certain lot, tract, or parcel of land being 2.837 acres, more or less, situated in and being a portion of the David Addington Survey, Abstract No. 21, Parker County, Texas, and being more particularly described in Exhibit A, attached hereto and fully incorporated herein for all purposes.

RESERVATIONS FROM CONVEYANCE: NONE



EXCEPTIONS TO CONVEYANCE AND WARRANTY: NONE

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.

Robert Nolte
ROBERT NOLTE a/k/a ROBERT E. NOLTE

AGREED AND ACCEPTED:

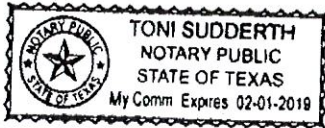
Barbara Nolte
BARBARA NOLTE

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 13 day of March, 2015, by ROBERT NOLTE a/k/a ROBERT E. NOLTE.



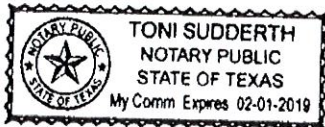
Toni M. Suddorth
Notary Public, State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF PARKER

This instrument was acknowledged before me on the 13 day of March, 2015, by BARBARA NOLTE.



Toni M. Suddorth
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
THE ALLEN FIRM, P.C.
A Texas Professional Corporation
181 South Graham Street
Stephenville, Texas 76401

EXHIBIT A

A 2.837 acre tract of land situated in and being a portion of the DAVID ADDINGTON SURVEY, ABSTRACT NO. 21 Parker County, Texas, and being a portion of all those certain lots, tracts or parcels of land conveyed to Charles P. Nolte and Agnes Olean Nolte by deed recorded in Volume 415, Page 229 and Volume 447, page 583, Deed Records, Parker County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod set in the South line of Old Bankhead Road, as it exists, at the Northwest corner of a tract of land conveyed to Lynn Smith by deed recorded in Volume 1506, Page 1462, Real Records, Parker County, Texas, said iron being called by deed to be North 89 degrees 54 minutes 03 seconds East, 1523.60 feet, North 26 degrees 56 minutes 33 seconds East, 449.12 feet and North 00 degrees 30 minutes 09 seconds East, 650.11 feet from the Southwest corner of said David Addington Survey,

THENCE South 00 degrees 19 minutes 27 seconds West, with the West line of said Lynn Smith tract, 472.30 feet to an iron rod set;

THENCE North 55 degrees 28 minutes 03 seconds West, 264.56 feet to an iron rod set;

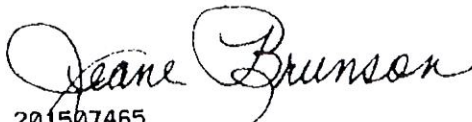
THENCE North 73 degrees 45 minutes 05 seconds West, 160.09 feet to an iron rod set;

THENCE North 02 degrees 03 minutes 04 seconds West, 219.75 feet to an iron rod set in the South line of said Old Bankhead Road;

THENCE North 81 degrees 23 minutes 00 seconds East, with the South line of said Old Bankhead Road, 386.55 feet to the POINT OF BEGINNING and containing 2.837 acres of land, more or less.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



201507465

04/17/2015 03:32 PM

Fee: 34.00

Jeane Brunson, County Clerk
Parker County, Texas
DEED