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RTC GF# 23-1752 DT/MNewburn;ccd

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
(Gift)**

Date: December 18, 2023

Grantor: WPD TRINITY, LLC, a Texas limited liability company

Grantor's Mailing Address (including county):

_____ County

Grantee: CITY OF WILLOW PARK, TEXAS

Grantee's Mailing Address (including county):

120 El Chico Trail, Ste A
Willow Park TX 74087
Attn: Toni Fisher
Tarrant County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed, and for the respect which GRANTOR has for GRANTEE and the good it does, it being the intention of this instrument to convey the hereinafter described property to GRANTEE as a GIFT.

Property (including any improvements): *All of my undivided interest in and to:*

Tract 1:

Lot 1R1, Block 9, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet F, Slide 611, Plat Records, Parker County, Texas.

Tract 2:

Lot 1R, Block 11, The Reserves at Trinity, a subdivision in Willow Park, Parker County, Texas, as described in the plat thereof recorded in Cabinet E, Slide 726, Plat Records, Parker County, Texas.

STREET ADDRESS: Kings Gate Rd Park, Willow Park, TX 76087

Reservations from Conveyance: NONE.

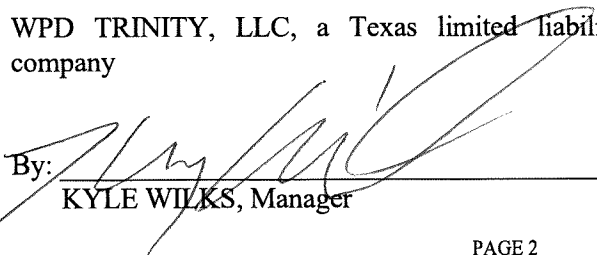
Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent the same are in effect at the date of this instrument, relating to the hereinabove described property: Restrictions of record, if any; Reservations of mineral and/or royalty interests of record, if any; Terms, conditions, and stipulations contained in any Oil, Gas, and Mineral Leases, if any; Easements and set backs of record, if any, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any.

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.

WPD TRINITY, LLC, a Texas limited liability company

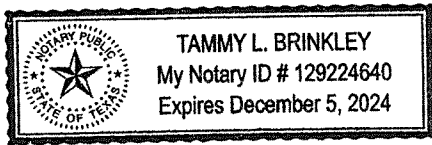
By: 
KYLE WILKS, Manager

STATE OF TEXAS

§
§
§

COUNTY OF EASTLAND

This instrument was acknowledged before me on DECEMBER 19, 2023 by KYLE WILKS, Manager of WPD TRINITY, LLC, a Texas limited liability company on behalf of said company.



Tammy L. Brinkley
Notary Public, State of Texas
Notary's Commission expires: 12/5/2024

AFTER RECORDING RETURN TO:
120 El Chico Trail, Suite A
Willow Park, TX 76087
Attn: Toni Fisher

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Lila Deakle

202332544
12/21/2023 12:43:11 PM
Fee: \$39.00
Lila Deakle, County Clerk
Parker County, Texas
DEED