

GENERAL WARRANTY DEED

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.

DATE: April 14, 2014

GRANTOR: Linda M. Wear a/k/a Linda Marie Andrews Wear, Individually and as Independent Executrix of the Estate of Louie Richard Wear, Jr., Deceased

GRANTOR'S MAILING ADDRESS: 720 West Harroville, TX 78028

GRANTEE: Cheryl F. Seeley

GRANTEE'S MAILING ADDRESS: 150 CR 200 Liberty Hill, TX 78642

CONSIDERATION:

Cash and other valuable consideration.

PROPERTY (including any improvements):

2.88 acres of land, more or less, out of the Richard West Survey, Abstract No. 643, in Williamson County, Texas, and being the same land conveyed to Richard Wear in Correction Warranty Deed recorded in Document No. 2002100503, Official Public Records, Williamson County, Texas.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, covenants, conditions, rights-of-way, assessments, outstanding royalty and mineral reservations and easements, if any, affecting the above described property that are valid, existing and properly of record as of the date hereof and subject, further, to taxes for the year 2014 and subsequent years.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor

and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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

Linda M. Wear

Linda M. Wear a/k/a Linda Marie Andrews Wear, Individually and as Independent Executrix of the Estate of Louie Richard Wear, Jr., Deceased

Acknowledgement

State of Texas
County of Williamson

This instrument was acknowledged before me on the 14 day of April, 2014, by Linda M. Wear a/k/a Linda Marie Andrews Wear, Individually and as Independent Executrix of the Estate of Louie Richard Wear, Jr., Deceased.

Dusti L. Herman
Notary Public, State of _____

Prepared by:
Hancock & McGill, L.L.P.
Attorneys at Law
File No. 1407149



After Recording Return To:

Da7149-sw

EXHIBIT "A"

FIELD NOTES DESCRIBING 2.88 ACRES OF LAND, MORE OR LESS, A PART OF THE RICHARD WEST SURVEY, ABSTRACT NO. 643, IN WILLIAMSON COUNTY, TEXAS, BEING A 2.00 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CLYDE A. DAVIS AND WIFE, JANETTE B. DAVIS TO RICHARD WEAR DATED OCTOBER 31, 2002, AND 0.53 ACRE TRACT AND A 0.35 ACRE TRACT BEING OCCUPIED ALONG WITH SAID 2.00 ACRE TRACT, SAID 2.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the east line of Williamson County Road 200, being the common west corner of herein described tract and Sundance Ranch North a subdivision of record in Cabinet P, Slide 274, Plat Records Williamson County, Texas, for the northwest corner hereof;

THENCE with the south line of said Sundance Ranch North. South 57°11'00" East 587.03 feet to a 1/2 inch iron rod found at the west corner of Lot 15, Replat of Sundance Ranch Lots 14, 15, and 16, of record in Cabinet P, Slide 13, Plat Records Williamson County, Texas, for the east corner hereof;

THENCE with the north line of the Don L. Crawford Tract of record in Document # 9730546, South 77°43' 39" West 277.80 feet to a 1/2 inch iron rod found for an angle corner hereof;

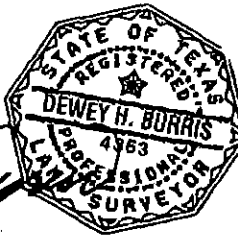
THENCE with the north line of the Charles O. and Carol J. Bigart Tract of record in Volume 1597, Page 143, Deed Records Williamson County, Texas, North 87°22'21" West 364.63 feet to a 1/2 inch iron rod found in the east line of said County Road 200, for the southwest corner hereof;

THENCE with the east line of said County Road 200, North 19°58'53" East 87.65 feet to a 1/2 inch iron rod set at the southwest corner of said 2.00 acre tract;

THENCE continuing with the east line of County Road 200, North 20°09'00" East 64.40 feet to a 1/2 inch iron rod set and North 22°31'00" East 235.60 feet to the PLACE OF BEGINNING.

FIELD NOTES ONLY TO BE USED WITH ATTACHED PLAT

R1005302
11-11-02

Dewey H. Borris


CERTIFIED TO BE A TRUE AND CORRECT COPY



NANCY E. RISTER, County Clerk
Williamson County

2014026534

Electronically Recorded

OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk

2014 April 15 01:50 PM

FEE: \$29.00 PGS 4

Williamson County Texas