

BAE
9/19/32

VOL 1092 PAGE 629

WARRANTY DEED WITH VENDOR'S LIEN

Date Executed on the date set forth in the acknowledgement herein, but to be effective the Fifth day of December, 2000.

Grantor Milton V. Marshall, a single person

Grantor's Mailing Address _____

Grantee Sandra L. Smith, a single person

Grantee's Mailing Address 352 Old Anitoch Road
Smithville, TX 78957

Consideration

Ten Dollars (\$10 00) and other good and valuable consideration paid to Grantor by Grantee and a note of even date in the principal amount of Fifteen Thousand Seven Hundred Fifty and 00/100 - (\$15,750.00) made by Grantee payable to the order of Lost Pines National Bank. "Lender" herein, as consideration for the amount paid to Grantor. The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date from Grantee to Mark E Lehmack Trustee

Property (including any improvements)

Tract 17, Turkey Run, Section 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Plat Cabinet No 1, Page 75B, Plat Records of Bastrop County, Texas

The above described property also includes any and all of Grantor's right, title, and/or interest in any and all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems now or in the future serving said property.

Reservations from and Exceptions to Conveyance and Warranty

This conveyance is given and accepted subject to any and all restrictions, reservations, covenants, conditions, rights of way, easements, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

Grantee herein assumes the taxes for the current year.

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 any wise 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, and successors 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 The vendor's lien (to the extent of the consideration paid by Grantee to Grantor) 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 shall become absolute The vendor's lien and superior title retained in this deed are transferred to Lender, without recourse on Grantor When the context requires, singular nouns and pronouns include the plural When executed by a corporation the words "heirs and assigns" shall be construed to mean "Successors and assigns"

Milton V. Marshall
Milton V. Marshall

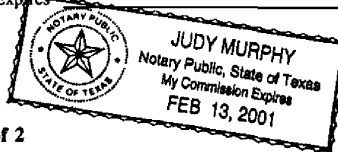
THE STATE OF Texas X
COUNTY OF Bastrop X

This instrument was acknowledged before me on 12-6-00 by
(date)

Milton V. Marshall
(name or names of person or persons acknowledging)

AFTER RECORDING RETURN TO
352 Old Antioch Road
Smithville, TX 78957

(Signature of officer) Judy Murphy
(Title of officer)
My Commission Expires



P&P 6/30/94
[Doc ID 3421]

WARRANTY DEED
WITH VENDOR'S LIEN

Page 2 of 2

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Shirley W. Wilhelm
2000 DEC 06 03:28 PM 200016721
MITCHELL \$11.00
Shirley Wilhelm, COUNTY CLERK
BASTROP COUNTY, TEXAS



AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS

Before me, the undersigned authority, on this day personally appeared Amanda Selman, ("Affiant") who, being first duly sworn, upon oath states:

1. My name is Amanda Selman, and I live at 100 Crosshair Ct, Azle, TX 76020 I am personally familiar with the family and marital history of Sandra Lee Ashbaugh ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I knew Decedent from 1983 until her death on January 14, 2015. Decedent's place of death was 1202 W. Park Lane, Santa Ana, CA. At the time of Decedent's death, Decedent's residence was 1202 W. Park Lane, Santa Ana, CA 92706.

3. Decedent's marital history was as follows: at the time of her death, Decedent was married to Charles Ivan Ashbaugh and had been married previously. The circumstances of each prior marriage of the Decedent are as follows:

Name of Former Spouse: Alfred Dane Selman
Date of Marriage: 1958
Date of Termination: 1967
Place of Termination: Dallas, Texas
Relevant Facts: Termination of the marriage was due to divorce.

Name of Former Spouse: John D. Conner
Date of Marriage: Unknown
Date of Termination: 1978
Place of Termination: Crosby, Texas
Relevant Facts: Termination of the marriage was due to divorce.

Name of Former Spouse: Melvin Lane Smith
Date of Marriage: Unknown
Date of Termination: 1993
Place of Termination: 1016 Fawn Dr., Schertz, TX 78154
Relevant Facts: Spouse passed away.

4. Decedent had the following children:

Name: Bret Lee Selman
Date of Birth: 10/19/1959
Name of Other Parent: Alfred D. Selman
Current Address: Deceased 08/08/2009, no surviving children

Name: Sherry Lynn Selman
Date of Birth: 07/13/1962
Name of Other Parent: Alfred D Selman
Current Address: 14310 Radbrook Lane, Houston, TX 77079

Name: Mark Aaron Selman
Date of Birth: 11/28/1963
Name of Other Parent: Alfred D. Selman
Current Address: 100 Crosshair Ct, Azle, TX 76020

5. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children, except: None.

6. Decedent's mother was: Quentin Dyson Seamster, whose date of birth was 1916, and whose date of death was December 22, 2012.

7. Decedent's father was: Aaron Presley Seamster, whose date of birth was June 24, 1915, and whose date of death was October 1982.

8. Decedent had the following siblings:

a. Name: Lynda Diane Stegall
Date of Birth: 09/29/1944
Names of Parents: Aaron and Quentin Seamster
Current Address: 18339 Berthelot Rd, Ponchatoula, LA 72454

9. The following persons have knowledge regarding the Decedent, the identity of Decedent's children, if any, parents, or siblings, if any:

- a. Charles I. Ashbaugh; and
- b. Alfred D. Selman.

10. Decedent died leaving no valid will.

11. There has been no administration of Decedent's estate.

12. To the best of my knowledge, Decedent owned an interest in the following real property:

a. Tract 17, Turkey Run, Section 1, a subdivision in Bastrop County, Texas, according to the map or plat thereof, recorded in Plat Cabinet No. 1, Page 75B, Plat Records of Bastrop County, Texas.

13. The following are the heirs of the Decedent:

Name: Mark A. Selman
Relationship: Child
Address: 100 Crosshair Ct, Azle, TX 76020

Name: Sherry L. Medlin
Relationship: Child
Address: 14310 Radbrook Lane, Houston, Texas 77079

Signed this 8th day of September, 2017.

Amanda Selman
Amanda Selman, Affiant

STATE OF TEXAS

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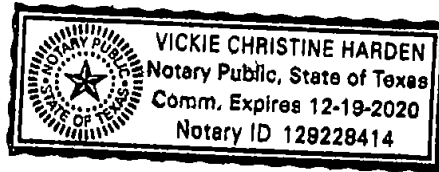
COUNTY OF BASTROP

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Sworn to and subscribed to before me on September 8, 2017, by Amanda Selman.

Vickie Christine Harden
NOTARY PUBLIC, State of Texas
My commission expires: 12-19-2020



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

February 14, 2018 03:44:24 PM
LACEYFOREMAN FEE: \$34.00
ROSE PIETSCH, County Clerk
Bastrop, Texas
201802167

AFT HEIR



AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS

Before me, the undersigned authority, on this day personally appeared Scott Medlin, ("Affiant") who, being first duly sworn, upon oath states:

1. My name is Scott Medlin, and I live at 1355 Ranch Parkway, #914, New Braunfels, Texas 78130. I am personally familiar with the family and marital history of Sandra Lee Ashbaugh ("Decedent"), and I have personal knowledge of the facts stated in this affidavit.

2. I knew Decedent from June 2007 until her death on January 14, 2015. Decedent's place of death was 1202 W. Park Lane, Santa Ana, CA. At the time of Decedent's death, Decedent's residence was 1202 W. Park Lane, Santa Ana, CA 92706.

3. Decedent's marital history was as follows: at the time of her death, Decedent was married to Charles Ivan Ashbaugh and had been married previously. The circumstances of each prior marriage of the Decedent are as follows:

Name of Former Spouse: Alfred Dane Selman
Date of Marriage: 1958
Date of Termination: 1967
Place of Termination: Dallas, Texas
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Date of Marriage: Unknown
Date of Termination: 1993
Place of Termination: 1016 Fawn Dr., Schertz, TX 78154
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Name of Other Parent: Alfred D. Selman
Current Address: Deceased 08/08/2009, no surviving children

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Date of Birth: 07/13/1962
Name of Other Parent: Alfred D Selman
Current Address: 14310 Radbrook Lane, Houston, TX 77079

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Date of Birth: 11/28/1963
Name of Other Parent: Alfred D. Selman
Current Address: 100 Crosshair Ct, Azle, TX 76020

5. Decedent did not have or adopt any other children and did not take any other children into Decedent's home or raise any other children, except: None.

6. Decedent's mother was: Quentin Dyson Seamster, whose date of birth was 1916, and whose date of death was December 22, 2012.

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- b. Alfred D. Selman.

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Relationship: Child
Address: 14310 Radbrook Lane, Houston, Texas 77079

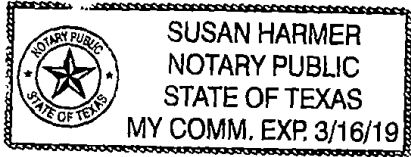
Signed this 24th day of October, 2017.

Scott Medlin
Scott Medlin, Affiant

STATE OF TEXAS
COUNTY OF Comal

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Sworn to and subscribed to before me on October 24, 2017, by SCOTT Medlin.



Susan Harmer
NOTARY PUBLIC, State of Texas
My commission expires: _____

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rose Pietsch

February 14, 2018 03:44:24 PM
LACEYFOREMAN FEE: \$34.00
ROSE PIETSCH, County Clerk
Bastrop, Texas
201802168

AFT HEIR