

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.

WARRANTY DEED

Date: August 24th, 2022

Grantor: **EAGLES BLUFF CLUB, LLC, A TEXAS LIMITED LIABILITY COMPANY**

Grantor's Mailing Address (including county):

700 n. Eagle's Bluff Blvd.
Bullard, Cherokee County, Texas 75757

Grantee: **NOEL EDWARD KENDALL AND DEBORAH KATHLEEN KENDALL, HUSBAND AND WIFE**

Grantee's Mailing Address (including county):

122 South Wild Petunia Trail
Montgomery, Montgomery County, Texas 77316

Consideration: **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):

Being 0.289 of an acre situated in the John Walker Survey, Abstract 54, being all of Lot 27, THE COTTAGES AT EAGLES BLUFF, Phase 2 as recorded in Cabinet C, Slide 228-C of the Plat Records of Cherokee County, Texas. Same located at 1000 Hawk Nest Trail, Bullard, TX.

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing by reason any governmental or other entity authorized to establish regulations and assess taxes and liens, including, but not limited to, the county where the property is located and water improvement districts; applicable

zoning regulations; and taxes for the current year, which Grantee assumes and agrees to pay; but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

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.

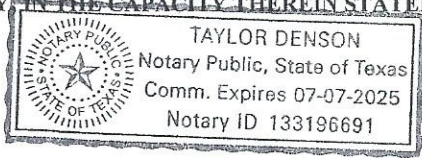
When the context requires, singular nouns and pronouns include the plural.

EAGLES BLUFF CLUB, LLC, A TEXAS
LIMITED LIABILITY COMPANY

By: Steve Plybon
STEVE PLYBON, SOLE MEMBER

STATE OF TEXAS §
COUNTY OF Smith §

This instrument was acknowledged before me on the 29th day of August, 2022 by STEVE PLYBON, SOLE MEMBER OF EAGLES BLUFF CLUB, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID ENTITY.



TV
NOTARY PUBLIC, STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Celia C. Flowers
Attorney at Law
1021 ESE Loop 323, Suite 200
Tyler, Texas 75701

AFTER RECORDING RETURN TO:

Mr. & Mrs. Noel Edward Kendall

HONORABLE LAVARNA LISK, COUNTY CLERK
Cherokee County

STATE OF TEXAS COUNTY OF CHEROKEE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Cherokee County
as stamped hereon by me.
Sep 02, 2022

Filed for Record in:
Official Public Records
Cherokee County
On: Sep 02, 2022 at 02:55P
As a
Recording
By:
Clara Vasquez
Deputy
Document Number: 00716848