

GF#: 119-2070  
FFS: 38  
CLR: 4

00006097

**GENERAL WARRANTY DEED**  
*with Mineral Reservation*

PROVIDENCE TITLE COMPANY  
GF NO. 109002270

**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:** August 5, 2019

**Grantor:** Roland L. Christian and Denise L. Christian, Husband and Wife

**Grantor's Address (including County):**

7990 NECR 3250  
Chatfield, TX 75105  
Navarro County

**Grantee:** Chad D. Reynolds and Kofi N. Reynolds, Husband and Wife

**Grantee's Address (including County):**

2211 Natchez Drive  
Ennis, TX 75119  
Ellis County

**Consideration:** TEN AND NO/100-----(\$10.00)-----DOLLARS;  
and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

**Property (including any improvements):**

**TRACT 1:**

**BEING all that parcel of land located in Navarro County, Texas, being a part of the CB Emmons Survey, Abstract No. 256, being a part of that called Tract One, a 25 acre tract of land described in deed to Roland L. Christian and wife, Denise L. Christian, recorded in Instrument Number 583 (2010), Deed Records Navarro County, Texas and being further described as follows:**

**BEGINNING at a one-half inch iron rod with a cap stamped "3B Land Surveying" set at the northeast corner of said Tract One, said point being at the northwest corner of that called Lakin Tract, a 135.15 acre tract of land described in deed to Roland L. Christian and wife, Denise L. Christian recorded in Instrument Number 10344 (2006), Deed Records Navarro County, Texas, and said point being in the approximate centerline of that called Easement and Access Agreement recorded in Instrument Number 6642 (2009), Deed Records Navarro County, Texas, to which a one-half inch iron rod with cap stamped "3B Land Surveying" set for witness, bears South 58 degrees 18 minutes 11 seconds West, at 16.00 feet;**

**THENCE along the east line of said Tract One, along the west line of said Lakin Tract, and along the approximate centerline of said Easement and Access Agreement as follows:**

**South 08 degrees 48 minutes 27 seconds East, 27.83 to a one-half inch iron rod with cap stamped "3B Land Surveying" set for corner;**

**South 03 degrees 58 minutes 52 seconds West, 578.52 feet to a one-half inch iron rod with cap stamped "3B Land Surveying" set at the northeast corner of that called 8.17 acre tract of land described in deed to Randi Rudd and Earl Cody Rudd recorded in Instrument Number 4659 (2015), Deed Records Navarro County, Texas, to which a one-half inch iron rod found, for witness, bears South 69 degrees 47 minutes 01 seconds West, at 24.90 feet;**

**THENCE South 69 degrees 47 minutes 01 seconds West, 1,039.05 feet to a one-half inch iron rod found at the northwest corner of said 8.17 acre tract of land and said point being in the west line of said Tract One;**

**THENCE North 07 degrees 55 minutes 56 seconds East, 374.93 feet to a one-half inch iron with cap stamped "3B Land Surveying" set at the northwest corner of said Tract One and said point being in the east line of that called 96.27 acre tract of land described in deed to Aubrey Gardner recorded in Volume 1329, Page 74, Deed Records Navarro County, Texas;**

**THENCE North 58 degrees 18 minutes 11 seconds East, 1,127.37 feet along the north line of said Tract One to the POINT OF BEGINNING and containing 452,875 square feet or 10.397 acres of land, more or less.**

#### **TRACT 2:**

**Non-exclusive easement estate as set out and created by that certain Easement and Access Agreement dated August 24, 2009, executed by and between Barry Austin and Peggy Austin, Roland Christian and Denise Christian, Wash Green, Jr. and JoAnn Green, Thomas Christian, Lynn Webster and Dixie Webster, Darrell Raines, Kevin Thedford and Alisa Thedford, and Benny Phillips and Marilyn Phillips, recorded August 31, 2009, in Document Number 6642, Real Property Records, Navarro County, Texas, and being more particularly described therein.**

#### **Reservations from Conveyance:**

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of **50% (one-half)** all oil, gas, and other minerals in and under and that may be produced from the Property, as owned by the Grantor at the time of conveyance and not previously conveyed or reserved. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor.

Nothing herein, however, restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

**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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay; AND THE FOLLOWING RESTRICTIONS WHICH SHALL RUN WITH THE TITLE to the land and be binding on the GRANTEES, their heirs or assigns:

- No mobile or manufactured homes allowed.
- No temporary housing on property for more than one year.
- Additional land parcels included with these restrictions shall not be used for commercial use, such as ATV parks, race tracks or any facilities of that nature.
- Properties to be used as only residential and agriculture use.
- No swine farms to be allowed, swine per property shall be limited to 4.

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.

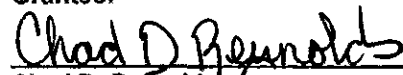
Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

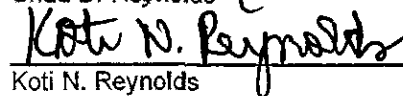
MADE EFFECTIVE THE DATE FIRST HEREINABOVE SPECIFIED.

**ACKNOWLEDGED AND ACCEPTED:**

**Grantee:**

  
\_\_\_\_\_

Chad D. Reynolds

  
\_\_\_\_\_

Koti N. Reynolds

Grantor:

Roland L. Christian  
Roland L. Christian

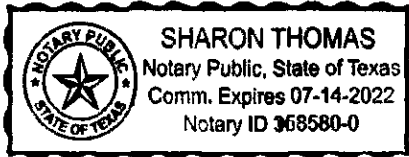
Denise L. Christian  
Denise L. Christian

**ACKNOWLEDGMENT**

State of Texas §  
County of Ellis §  
§

Before me, the undersigned, on this day personally appeared Roland L. Christian and Denise L. Christian known to me (or proved to me on the oath of \_\_\_\_\_ or through du se) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 5 day of August, 2019.



Sharon Thomas  
Notary Public, State of Texas  
My Commission Expires:

**AFTER RECORDING RETURN TO:**  
Chad D. Reynolds and Kofi N. Reynolds  
2211 Natchez Drive  
Ennis, TX 75119

**PREPARED IN THE LAW OFFICE OF:**  
Ramsey & Foster, PC  
5001 Hwy 287 S. #105  
Arlington, TX 76017

Filed for Record in:  
Navarro County

On: Aug 06, 2019 at 10:43A

As a  
Recording

Document Number: 00006097

Amount: 38.00

Receipt Number - 93227

By,  
Rachel Young

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded and stamped hereon by me.

Aus 06, 2019

Sherry Dowd, COUNTY CLERK  
Navarro County