

4346

GIFT DEED WITH NO TITLE SEARCH

THE STATE OF TEXAS)
COUNTY OF KAUFMAN) KNOW ALL MEN BY THESE PRESENTS
)

That we, ARTHUR L. LISTON and wife, DESSIE MAE LISTON, of the County of Kaufman and State of Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, including the love and affection we hold for the grantees herein, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto CHARLES FRANK RASOR and wife, BARBARA RASOR, whose mailing address is Route 4, Terrell, Texas 75160, all of the following described real property and any improvements located thereon in Kaufman County, Texas, to-wit:

Being a 2.1305-acres tract of land located in Kaufman County, Texas, and situated in the Joseph M. H. Chisholm Survey, Patent No. 140, Volume 35, Abstract No. 105, said tract also being a part of the original 100 acres of land conveyed to Arthur L. Liston and wife, Dessie Mae Liston, as recorded in Volume 261, Page 332, filed on March 6, 1939, in the Deed Records of Kaufman County, Texas, said 2.1305-acre tract of land more particularly described by metes and bounds as follows:

BEGINNING at a point in the east right-of-way line of F.M. Highway No. 986, said point of Beginning being a distance of 699.29 feet, more or less, in a southwesterly direction from the point of curvature at centerline Station 78+18.70 and being a perpendicular distance of 40 feet from the centerline of said F.M. Highway No. 986, as described by the Texas Highway Department Deed recorded and filed on December 7, 1949, in Volume 323, Pages 1 through 16, of the Deed Records of Kaufman County, Texas, said point of Beginning having an iron pin for corner;

THENCE North 36 14'00" East, a distance of 60.59 feet along the east right-of-way line of F.M. Highway No. 986 to a point, said point also being a common point in the east right-of-way line of F.M. Highway No. 986 with the southwest corner of the Charles Frank Rasor et ux, 3.041-acre tract recorded in Volume 463, Pages 503 and 504, of the Deed Records of Kaufman County, Texas, said point having an iron pin for a corner;

THENCE South 45 44'44" East, a distance of 472.79 feet, along the south property line of said Charles Frank Rasor, et ux, 3.041-acre tract to a point, said point also being the southeast corner of the said Charles Frank Rasor et ux tract, said point having an iron pin for a corner;

THENCE North 45 04'05" East, a distance of 265.00 feet along the east property line of the said Charles Frank Rasor et ux 3.041-acre tract to a point, said point being a northeast corner of the said Charles Frank Rasor et ux tract and also being in a south property line of the Richard R. Ramsey et al tract of land, said point having an iron pin for a corner;

THENCE South 44 55'55" East, a distance of 200.00 feet along a south property line of the said Richard R. Ramsey et al tract of land and along a north property line of the said original 100-acre tract conveyed to Arthur L. Liston et ux, to a point, said point having an iron pin for a corner;

THENCE South 45 04'05" West, a distance of 322.17 feet to a point, said point having an iron pin for corner;

THENCE North 45 44'44" West, a distance of 663.50 feet to the Point of Beginning and containing 2.1305 acres of land.

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING, TO-WIT:

1. Visible or apparent easements on or across the herein described property, the existence of which do not appear of record.
2. Any portion of the subject property lying within the bounds of a public road.
3. All zoning laws, regulations and ordinances of municipal and/or other governmental authorities applicable to and enforceable against the above described property.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantees, their heirs and assigns forever; and we do hereby bind our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 14th day of May, 1992.

Arthur Lee Liston
Arthur L. Liston

Dessie Mae Liston
Dessie Mae Liston

THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 14th day of May, 1992, by ARTHUR L. LISTON and wife, DESSIE MAE LISTON.

Sylvia Garcia
NOTARY PUBLIC
My commission expires: 4-11-93

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FILED FOR RECORD AT 0:40 O'CLOCK A.M. 5-15-92 CRISSEY GANN
CLERK COUNTY COURT KAUFMAN COUNTY TEXAS, BY DEPUTY