

Pg 302
Vol 2458
201
Bk OR 34
D 1503
D 0000
M 0000

**GIFT DEED WITHOUT
TITLE EXAMINATION**

THE STATE OF TEXAS)
COUNTY OF KAUFMAN)

KNOW ALL MEN BY THESE PRESENTS

That the Liston Farm Partnership, a Texas general partnership of the County of Kaufman, and State of Texas, said Liston Farm Partnership being Grantors named Henri Louise Samuels, Barbara Ann Rasor, William Arthur Samuels, Dessie Marie Samuels, Charles Daniel Rasor, and Rebecca Louise Rasor Dugger, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, 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 ANN RASOR, Whose mailing address is 14300 FM 986, Terrell, Texas, 75160, all of the following described real property and any improvements located thereon in Kaufman County, Texas, to-wit:

Being a 3.1956-acre 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 3.1956-acre tract of land more particularly described by metes and bounds as follows:

BEGINNING at a found iron pin for a corner in the east right of way line of F.M. Highway No. 986, said point being the northwest corner of a 2.1305 acre tract of land conveyed to C. F. and Barbara Rasor in Volume 1052, Page 809, Deed Records of Kaufman County, Texas, said point being 699.29 feet, more or less, in a southwesterly direction from the point of curvature at the centerline station of 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 December 7, 1949, in Volume 323, Page 1, Deed Records of Kaufman County, Texas;

THENCE, S 45°44'44" E, departing the east right of way line of said F.M. Highway No. 986 and with the northwest line of said Rasor tract, a distance of 663.50 feet to a found iron pin for a corner at the southwest corner of said Rasor tract;

THENCE, N 45°04'05" E, with the southeast line of said Rasor tract, a distance of 322.17 feet to a found iron pin for a corner at the southeast corner of said Rasor tract and in the southwest line of a tract of land conveyed to Robert L. Ramsey, et al;

THENCE, S 44°55'55" E, with the southeast line of said Ramsey tract, a distance of 206.00 feet to a set iron pin for a corner in the northeast line of a tract of land conveyed to Liston Farm Partnership by deed in Volume 1660, Page 85, Deed Records of Kaufman County, Texas;

THENCE, S 45°04'05" W, with the common line of said Liston tract, a distance of 404.00 feet to a set iron pin for a corner;

THENCE, N 45°44'44" W, with the common line of said Liston tract, a distance of 856.38 feet to a set iron pin for a corner in the east right of way line of said F.M. Highway No. 986;

THENCE, N 36°14'00" E, with the east right of way line of said F.M. Highway No. 986, a distance of 85.58 feet to the Point of Beginning and containing 3.1956 acres of land more or less.

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.

Henri Louise Samuels
HENRI LOUISE SAMUELS, Grantor

Barbara Ann Rasor
BARBARA ANN RASOR, Grantor

William Arthur Samuels
WILLIAM ARTHUR SAMUELS, Grantor

Dessie Marie Samuels
DESSIE MARIE SAMUELS, Grantor

Charles Daniel Rasor
CHARLES DANIEL RASOR, Grantor

Rebecca Louise Rasor Dugger
REBECCA LOUISE RASOR DUGGER,
Grantor

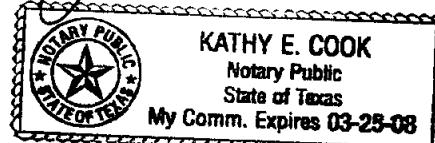
THE STATE OF TEXAS

COUNTY OF KAUFMAN

May This instrument was acknowledged before me on the 26 day of
2004, by Henri Louise Samuels.

Kathy C Cook

Notary Public in and for the State of Texas



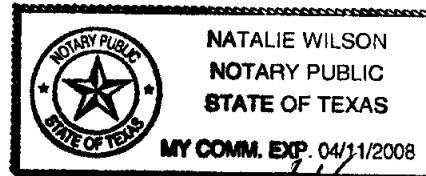
THE STATE OF TEXAS

COUNTY OF KAUFMAN

June This instrument was acknowledged before me on the 14th day of
2004, by Barbara Ann Raso.

Natalie Wilson

Notary Public in and for the State of Texas



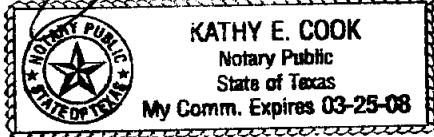
THE STATE OF TEXAS

COUNTY OF KAUFMAN

May This instrument was acknowledged before me on the 11 day of
2004, by William Arthur Samuels.

Kathy E Cook

Notary Public in and for the State of Texas



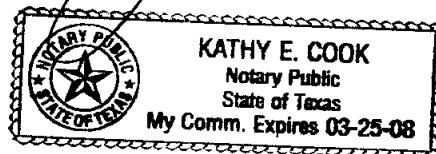
THE STATE OF TEXAS

COUNTY OF KAUFMAN

May This instrument was acknowledged before me on the 13 day of
2004, by Dessie Marie Samuels.

Kathy E Cook

Notary Public in and for the State of Texas



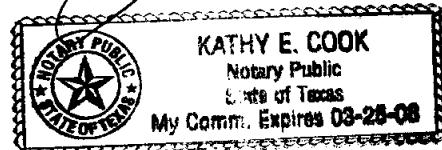
THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 25 day of
May, 2004, by Charles Daniel Rasor.

Kathy E. Cook

Notary Public in and for the State of Texas



THE STATE OF TEXAS

COUNTY OF KAUFMAN

This instrument was acknowledged before me on the 24 day of
May, 2004, by Rebecca Louise Rasor Dugger.

Rebecca Louise Rasor Dugger

Notary Public in and for the State of Texas

