



May 20, 2025

Rick Carmona
Mayor

Donna Renee Anderson
Council Member
District 2

Mayrani Velazquez
Mayor Pro Tem
District 3

Stephanie Holmes-Thomas
Deputy Mayor Pro Tem
District 4

Phil Robison
Council Member
District 5

Mike Sims
City Manager

Extraterritorial Jurisdiction Release No.: 12-2025

Property Owner: Jill H. Slayton

Property ID: 56881, 7287, 7290

Address of Property: 14751 FM 1392, Terrell, TX 75160

Dear Property Owner:

A Petition for Release of Property from the Extraterritorial Jurisdiction of the City of Terrell was received from Jill H. Slayton on April 23, 2025. In accordance with Senate Bill No. 2038 as duly enacted by the 88th Texas Legislature establishing Section 42.101-105 of the Texas Local Government Code, the Petition requested the release of property owned by Petitioner/s from the City's extraterritorial jurisdiction as more particularly described in the Petition attached.

After review and finding the Petition to be sufficient, the property described in the Petition is hereby released from the Extraterritorial Jurisdiction of the City of Terrell, effective May 20, 2025.

CITY OF TERRELL, TEXAS

By: 
Mark Mills, Interim City Manager

Attest:



Dawn Steil, City Secretary



PETITION TO BE RELEASED FROM EXTRATERRITORIAL JURISDICTION

NOW COME Jill H. Slayton, the owner or owners of the majority in value of an area consisting of one or more parcels of land in the extraterritorial jurisdiction of the City of Terrell, Texas, to petition the City of Terrell, Texas, in accordance with Texas Local Government Code Section 42, Subchapter D, for the area, described in attached Exhibit A and shown in attached Exhibit B, to be released from the extraterritorial jurisdiction of the City of Terrell, Texas.

This petition is signed below by a majority in value of the holders of title of land in the area described by the petition, as indicated by the tax rolls of the applicable central appraisal district, and an online record of such is attached as Exhibit C.

The below signatories certify that the area of land subject of this petition is not:

1. Within five miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted;
2. In an area that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county:
 - a. In which the population grew by more than 50 percent from the previous federal decennial census in the federal decennial census conducted in 2020; and
 - b. That has a population greater than 240,000;
3. Within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million that is:
 - a. Within 15 miles of the boundary of a military base, as defined by Texas Local Government Code Section 43.0117, at which an active training program is conducted; and
 - b. In a county with a population of more than two million

RECEIVED

APR 21 2025
BY: Jill H. Slayton

4. In an area designated as an industrial district under Texas Local Government Code Section 42.044; or
5. In an area subject to a strategic partnership agreement entered into under Texas Local Government Code Section 43.0751.

SIGNATURES

SIGNATURE: Joe H. Slayton

PRINTED NAME: JILL H. SLAYTON

DATE OF BIRTH: _____

RESIDENCE ADDRESS: 14751 FM 1392

TERRELL, TX 75160

DATE OF SIGNING: 4/9/2025

Kaufman County
Laura Hughes
County Clerk

Jill Slayton

Instrument Number: 2012-0000933

WARRANTY DEED

Party: HARRIS JOHN K Exhibit A

Billable Pages: 4
Number of Pages: 5

FILED AND RECORDED – REAL RECORDS	CLERKS COMMENTS
<p>On: 01/17/2012 at 02:50 PM</p> <p>Document Number: <u>2012-0000933</u></p> <p>Receipt No: <u>12-900</u></p> <p>Amount: <u>\$ 28.00</u></p> <p>Vol/Pg: <u>V:4062 P:273</u></p>	<p>MAILBACK</p>



STATE OF TEXAS
COUNTY OF KAUFMAN

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Kaufman County, Texas.

Laura A. Hughes

Laura Hughes, County Clerk

Recorded By: Bonita Garvin, Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Record and Return To:
JOHN HARRIS
14751 FM 1392
TERRELL, TEXAS 75160-5822



AFTER RECORDING RETURN TO: *CLEIDA BREWER*
 COWLES & THOMPSON
 901 MAIN ST., SUITE 3900
 DALLAS, TEXAS 75202

WARRANTY DEED

DATE: 12-1-, 2011

GRANTORS: John K. Harris and Joan K. Harris

INST # 2012-0000933

GRANTORS' MAILING ADDRESS (including county):

14751 FM 1392, Terrell, Kaufman County, TX 75160

GRANTEE: Jill Harris Slayton

GRANTEE'S MAILING ADDRESS (including county):

14751 FM 1392, Terrell, Kaufman County, TX 75160

CONSIDERATION:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the sufficiency of which is hereby acknowledged.

PROPERTY (including any improvements):

All that certain lot, tract or parcel of land, being 10.334 acres, situated in the David Harris Survey, Abstract No. 199, Kaufman County, Texas, and being a part of the 110 acre tract described as Third Tract in deed from Mary H. Wood to Helen McKnight Wallace, dated January 3, 1946, recorded in Volume 302, Page 142, Deed Records of Kaufman County, Texas, and being described as follows:

BEGINNING at a point in center line of Farm Road No. 1392, on the Southeast line of aforesaid 110 acre tract and being 1201.1 feet 5 45° W from the East corner thereof, an iron stake bears 45 feet N 45° W in Northwest Right-of-Way line of said Farm Road;

THENCE S 45° W 325.5 feet with center line of said Farm Road to a point, an iron stake bears 45 feet N 45° W in Northwest line of said Farm Road;

THENCE N 45° W 1383 feet to an iron stake for corner;

THENCE N 45° E. 325.5 feet to an iron stake for corner;

THENCE N 45° E 1383 feet to the place of BEGINNING, containing 10.334 acres of land, subject to the rights in and to 0.334 acre within the Farm Road.

ending either before or after Grantors' death; and to invest and reinvest all proceeds from the sale or other disposition of the Property. This life estate carries with it the right to possess and consume all bonuses, delay rentals, royalties, and other benefits payable on any mortgage, sale, or conveyance under oil, gas, and other mineral leases covering the Property at the inception of this life estate without any duty to the remainderman and without liability for waste.

This conveyance is made subject to all and singular the restrictions, easements, rights-of-way, prescriptive rights, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of said County.

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey 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. Grantors bind Grantors and Grantors' 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.

John K. Harris
John K. Harris

Joan K. Harris
Joan K. Harris

ACKNOWLEDGMENTS

STATE OF TEXAS §

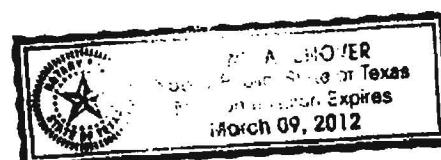
COUNTY OF KAUFMAN §

This instrument was acknowledged before me on the 15th day of December, 2011, by John K. Harris.

Lawrence E. Shiner
Notary Public in and for the State of Texas

My Commission Expires:

March 9, 2012



County Clerk's Memo
Portions of this document not
recordable when recorded

SAVE AND EXCEPT, and there is hereby reserved unto Grantor, her heirs and assigns, an undivided one-half (1/2) interest in the oil, gas and other minerals in and under and that may be produced from the above property, together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

SAVE AND EXCEPT, 2.50 acres of land, more or less, situated in the DAVID HARRIS SURVEY, ABSTRACT NO. 199, Kaufman County, Texas, which Grantors herein transferred by that one certain Warranty Deed dated March 28, 2002 to Jill H. Slayton and husband, Maxwell R. Slayton, recorded in Volume 01965, Page 00349, Deed Records of Kaufman County, Texas and being described as follows:

All that certain lot, tract or parcel of land situated in the DAVID HARRIS SURVEY, ABSTRACT NO. 199, Kaufman County, Texas, and being a part of that 10.334 acres tract of land as described in a Warranty deed from Halan M. Wallace to John K. Harris and wife, Joan K. Harris, dated January 20, 1985 and being recorded in Volume 800, Page 38 of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BEGINNING at a point in the center of F.M. Highway 1392, said point being N. 45 deg. 00 min. 00 sec. E., a distance of 30.03 feet from the South corner of said 10.334 acres tract of land;

THENCE N. 44 deg. 08 min. 16 sec. W. at 45.01 feet pass a $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "R.S.C.1, RPLS 5034" set for witness and continuing for a total distance of 1045.01 feet to a $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "R.S.C.1. RPLS 5034"set for corner",

THENCE N. 45 deg. 12 min. 40 sec. E., a distance of 109.03 feet to a $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "R.S.C.1. RPLS 5034" set for corner;

THENCE S. 44 deg. 08 min. 16 sec. E., at 997.50 feet pass a $\frac{1}{2}$ " iron rod with yellow plastic cap stamped "R.S.C.1. RPLS 5034 set for witness and continuing for a total distance of 1042.70 feet to a point for corner in the center of F.M. Highway 1392 and in the Southeast line of said 10.334 acres tract;

THENCE S. 45 deg. 00 min. 00 sec W. along the Southeast line of said tract and said center of road, a distance of 109.04 feet to the POINT OF BEGINNING and containing 2.61 acres of which 0.11 acres lies within and is subject to the rights for F. M. Highway 1392, leaving a net total of 2.50 acres of land.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

For Grantors and Grantors' assigns, a reservation of the full possession, benefit, and use of the Property for the remainder of the lives of Grantors, as a life estate. Grantors retain complete power, without joinder of any person, to mortgage, sell, gift, or convey the Property and to spend any proceeds; to exchange it for other property; to lease the surface and subsurface of the Property; to execute and deliver oil, gas, and other mineral leases for any term of years and for a term based on the continuing production of oil, gas, or other minerals from the Property,

STATE OF TEXAS S

COUNTY OF KAUFMAN S

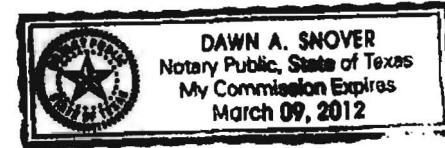
This instrument was acknowledged before me on the 15th day of December, 2011, by Joan K. Harris.

Joan K. Harris

Notary Public in and for the State of Texas

My Commission Expires:

March 9, 2012



PREPARED IN THE LAW OFFICE OF:

Glenda O. Brewer
Cowles & Thompson, P.C.
901 Main Street, Suite 3900
Dallas, Texas 75202

INST # 2012-0000933
Filed for record in Kaufman County
On: 1/17/12 at 2:50 PM

Search Here: 56881



Show search results for 568...



7237

7288

76941

7257

7280

191528

7290

FM 1392

7286

73073

7289

7287

56881

FM 1392

FM 1392

175582

53468

[1 of 3]

Parcels: SLAYTON JILL H

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

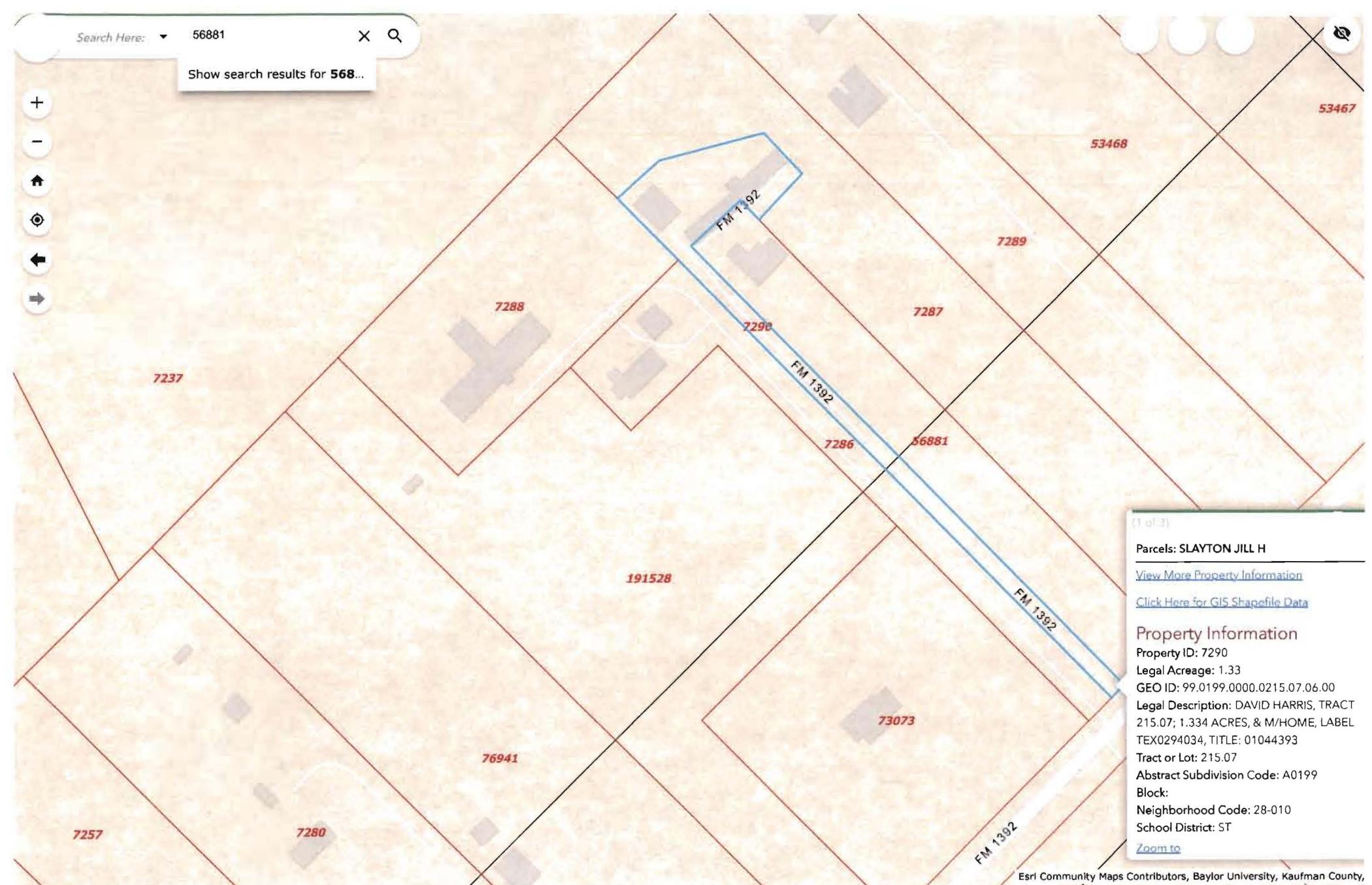
Property ID: 7287
Legal Acreage: 6.06
GEO ID: 99.0199.0000.0215.04.06.00
Legal Description: DAVID HARRIS, TRAC
215.04; 6.056 ACRES
Tract or Lot: 215.04
Abstract Subdivision Code: A0199
Block:
Neighborhood Code: 28-001
School District: ST
City Limits:
[Zoom to](#)

Search Here: 56881

X 

Show search results for 568...

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32°46'36"N 96°20'30"W

0 100 200ft

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Property Details**Account**

Property ID:	56881	Geographic ID:	99.0199.0000.0215.11.06.00
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Type:	R	Zoning:	
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Property Use:		Condo:	
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Location

Situs Address:	14751 FM RD 1392 TERRELL, TX 75160
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Map ID:	B3-C-4	Mapsco:	
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Legal Description:	DAVID HARRIS, TRACT 215.11; 2.5 ACRES, & HOUSE
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Abstract/Subdivision:	A0199
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Neighborhood:	(28-RVGD/AV) TERRELL ISD BRICK GOOD / AVERAGE
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Owner

Owner ID:	83158
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Name:	SLAYTON JILL
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Agent:

Mailing Address:	14751 FM RD 1392 TERRELL, TX 75160
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% Ownership:	100.0%
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Exemptions:	HS - For privacy reasons not all exemptions are shown online.
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Property Values

Improvement Homesite Value:	\$321,161 (+)
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Improvement Non-Homesite Value:	\$0 (+)
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Land Homesite Value:	\$80,879 (+)
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Land Non-Homesite Value:	\$0 (+)
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Agricultural Market Valuation:	\$0 (+)
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Market Value:	\$402,040 (=)
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Agricultural Value Loss: 	\$0 (-)
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Appraised Value: 	\$402,040 (=)
---	---------------

HS Cap Loss: 	\$46,745 (-)
---	--------------

Circuit Breaker: 	\$0 (-)
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Assessed Value:

\$355,295

Ag Use Value:

\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SLAYTON JILL %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$402,040	\$355,295
KC	KAUFMAN COUNTY	0.332613	\$402,040	\$355,295
ST	TERRELL ISD	1.055200	\$402,040	\$255,295
TV	TRINITY VALLEY CC	0.113660	\$402,040	\$355,295
P2	PRECINCT 2	0.000000	\$402,040	\$355,295
RB	ROAD & BRIDGE	0.082500	\$402,040	\$355,295
CAD	KAUFMAN CAD	0.000000	\$402,040	\$355,295

Total Tax Rate: 1.683973

Property Improvement - Building

Description: HOUSE Type: REAL PROPERTY Living Area: 2737.0 sqft Value: \$321,161

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	RVAV1	2002	2737
DC	Detached Caport	DCA	2002	550
CP	Porch, Covered	*	2002	273
CP	Porch, Covered	*	2002	280
POOL	SWIMMING POOL	P06	0	1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	2.50	108,900.00	0.00	0.00	\$80,879	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$321,161	\$80,879	\$0	\$402,040	\$46,745	\$355,295
2023	\$317,474	\$69,162	\$0	\$386,636	\$63,641	\$322,995
2022	\$304,792	\$53,400	\$0	\$358,192	\$64,560	\$293,632
2021	\$244,446	\$34,609	\$0	\$279,055	\$12,117	\$266,938
2020	\$232,440	\$18,820	\$0	\$251,260	\$8,589	\$242,671
2019	\$201,790	\$18,820	\$0	\$220,610	\$0	\$220,610
2018	\$187,920	\$18,820	\$0	\$206,740	\$2,298	\$204,442
2017	\$174,390	\$18,820	\$0	\$193,210	\$7,354	\$185,856
2016	\$150,140	\$18,820	\$0	\$168,960	\$0	\$168,960

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
5/3/2017	QD	QUITCLAIM DEED	SLAYTON MAXWELL ROBERT & JILL	SLAYTON JILL	5360	485	12497
3/28/2002	Deed	Deed	HARRIS, JOHN K	SLAYTON MAXWELL ROBERT & JILL	1965	349	5322

Kaufman CAD Property Search

Property Details

Jill Slayton

Account

Property ID: 7287 **Geographic ID:** 99.0199.0000.0215.04.06.00

Type: R **Zoning:**

Property Use: **Condo:**

Location

Situs Address: 0 FM RD 1392 TERRELL, TX 75160

Map ID: B3-C-4 **Mapsco:**

Legal Description: DAVID HARRIS, TRACT 215.04; 6.056 ACRES

Abstract/Subdivision: A0199

Neighborhood: (28-001) Terrell ISD

Owner

Owner ID: 184082

Name: SLAYTON JILL H

Agent:

Mailing Address: 14751 FM RD 1392
TERRELL, TX 75160

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$0 (+)

Improvement Non-Homesite Value: \$0 (+)

Land Homesite Value: \$0 (+)

Land Non-Homesite Value: \$0 (+)

Agricultural Market Valuation: \$195,922 (+)

Market Value: \$195,922 (=)

Agricultural Value Loss: \$191,469 (-)

Appraised Value: \$4,453 (=)

HS Cap Loss: \$0 (-)

Circuit Breaker: \$0 (-)

Assessed Value: \$4,453

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SLAYTON JILL H %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$195,922	\$4,453
KC	KAUFMAN COUNTY	0.332613	\$195,922	\$4,453
ST	TERRELL ISD	1.055200	\$195,922	\$4,453
TV	TRINITY VALLEY CC	0.113660	\$195,922	\$4,453
P2	PRECINCT 2	0.000000	\$195,922	\$4,453
RB	ROAD & BRIDGE	0.082500	\$195,922	\$4,453
CAD	KAUFMAN CAD	0.000000	\$195,922	\$4,453

Total Tax Rate: 1.683973

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ZBK	BEEKEEPING	6.06	263,799.36	0.00	0.00	\$195,922	\$4,453

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$195,922	\$4,453	\$4,453	\$0	\$4,453
2023	\$0	\$167,538	\$4,720	\$4,720	\$0	\$4,720
2022	\$4,688	\$129,356	\$886	\$5,574	\$0	\$5,574
2021	\$4,500	\$83,836	\$826	\$5,326	\$0	\$5,326
2020	\$3,750	\$68,800	\$790	\$4,540	\$0	\$4,540
2019	\$3,750	\$68,800	\$770	\$4,520	\$0	\$4,520
2018	\$3,750	\$45,590	\$820	\$4,570	\$0	\$4,570
2017	\$3,750	\$45,590	\$820	\$4,570	\$0	\$4,570
2016	\$3,750	\$45,590	\$820	\$4,570	\$0	\$4,570

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/15/2011	WD	WARRANTY DEED	HARRIS JOHN K & JOAN K	SLAYTON JILL H	4062	273	933

Property Details**Account****Property ID:** 7290 **Geographic ID:** 99.0199.0000.0215.07.06.00**Type:** R **Zoning:****Property Use:** **Condo:****Location****Situs Address:** 14751 FM RD 1392 TERRELL, TX 75160**Map ID:** B3-C-4 **Mapsco:****Legal Description:** DAVID HARRIS, 1.334 ACRES, & M/HOME, LABEL# TEX0294034, TITLE: 01044393**Abstract/Subdivision:** A0199**Neighborhood:** (28-010) Terrell Mobile Home Property**Owner****Owner ID:** 184082**Name:** SLAYTON JILL H**Agent:****Mailing Address:** 14751 FM RD 1392
TERRELL, TX 75160**% Ownership:** 100.0%**Exemptions:** For privacy reasons not all exemptions are shown online.**Property Values**

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$56,538 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$43,158 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$99,696 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value: 	\$99,696 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$99,696

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

■ Property Taxing Jurisdiction

Owner: SLAYTON JILL H %**Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value
3F	KC ESD #3 (TERRELL)	0.100000	\$99,696	\$99,696
KC	KAUFMAN COUNTY	0.332613	\$99,696	\$99,696
ST	TERRELL ISD	1.055200	\$99,696	\$99,696
TV	TRINITY VALLEY CC	0.113660	\$99,696	\$99,696
P2	PRECINCT 2	0.000000	\$99,696	\$99,696
RB	ROAD & BRIDGE	0.082500	\$99,696	\$99,696
CAD	KAUFMAN CAD	0.000000	\$99,696	\$99,696

Total Tax Rate: 1.683973

Property Improvement - Building

Type: MOBILE HOME Living Area: 1064.0 sqft Value: \$40,096

Type	Description	Class CD	Year Built	SQFT
LA	LIVING AREA	SWA16	1984	1064
ACPA	Carport, Attached Average	*	0	550
CP	Porch, Covered	*	0	240
CP	Porch, Covered	*	0	160

Description: OB Living Area: 0 sqft Value: \$16,442

Type	Description	Class CD	Year Built	SQFT
OB	OUT BUILDING	86SA	0	3000

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
01HS	HOMESITE	0.67	29,054.52	0.00	0.00	\$21,579	\$0
01HS	HOMESITE	0.67	29,054.52	0.00	0.00	\$21,579	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$56,538	\$43,158	\$0	\$99,696	\$0	\$99,696
2023	\$49,530	\$36,904	\$0	\$86,434	\$0	\$86,434
2022	\$55,764	\$28,494	\$0	\$84,258	\$0	\$84,258
2021	\$44,084	\$18,467	\$0	\$62,551	\$0	\$62,551
2020	\$31,270	\$10,040	\$0	\$41,310	\$0	\$41,310
2019	\$21,950	\$10,040	\$0	\$31,990	\$0	\$31,990
2018	\$15,850	\$10,040	\$0	\$25,890	\$0	\$25,890
2017	\$13,840	\$10,040	\$0	\$23,880	\$0	\$23,880
2016	\$13,840	\$10,040	\$0	\$23,880	\$0	\$23,880

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/15/2011	WD	WARRANTY DEED	HARRIS JOHN K & JOAN K	SLAYTON JILL H	4062	273	933