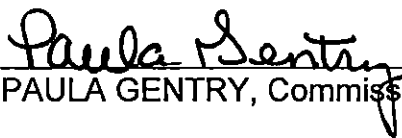
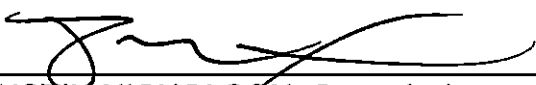


Accepted for RECORDING on this the 31st day of January 2019.

TODD TEFTELLER, Upshur County Judge


PAULA GENTRY, Commissioner, Pct. 1


DUSTIN NICHOLSON, Commissioner, Pct. 2


FRANK BERKA, Commissioner, Pct. 3


JAY MILLER, Commissioner, Pct. 4



"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, OTHER I.D. NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

SPECIAL WARRANTY DEED

THE STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF UPSHUR §

That the Grantor, being The City of Gilmer, Texas, by and through Tim Marshall, its Mayor, of the County of Upshur, State of Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and for other good and valuable consideration, in hand paid to Grantor by the County of Upshur, of P. O. Box 730, Gilmer, Texas 75644, the receipt and sufficiency of said consideration being hereby acknowledged;

Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Grantee, the County of Upshur, of the County of Upshur, State of Texas, all that certain tract or parcel of land described as follows:

Being all that certain lot, tract or parcel of land situated on the William H. Hereford Survey, Abstract No. 200, Upshur County, Texas, and being that tract conveyed to the City of Gilmer by Warranty Deed recorded in Volume 425, Page 47 of the Upshur County Deed Records and being a portion of Block 44-A of the City of Gilmer as shown on an unrecorded Plat of the City of Gilmer of said county. Said lot, tract, or parcel of land being more particularly described as follows:

BEGINNING at a mag nail set for the Southwest corner of this tract being the intersection of the North ROW line of State Highway No. 154 and the East ROW line of a 15.0 ft. wide alley and bears East 222.48 ft. from a 1/2" rebar found on said ROW line for the Southwest corner of that 0.383 acre tract conveyed to Steven Crumley by General Warranty Deed recorded by Upshur County Clerk's

Instrument No. 200702726 O.P.R.;

THENCE North 134.00 ft. to a concrete nail set on the East ROW line of said alley for the Northwest corner of this tract which bears N 89 deg. 18 min. 08 sec. W 13.60 ft. from a 4" x 4" wooden fence corner post;

THENCE East 144.00 ft. to a ½" rebar for the Northeast corner of this tract being the Northwest corner of that tract conveyed to the County of Upshur by Warranty Deed recorded by Clerk's Instrument No. 200504036 O.P.R. of Upshur County;

THENCE South 134.00 ft. to a ½" rebar set on the North ROW line of said highway for the Southeast corner of this tract being the Southwest corner of said County of Upshur tract;

THENCE West 144.00 ft. following said ROW line to the Point of Beginning, containing 0.443 acre of land.

LESS, SAVE AND EXCEPT THE FOLLOWING 0.009 ACRE FROM THE ABOVE 0.443 ACRE TRACT:

All that certain lot, tract, or parcel of land being situated on the William H. Hereford Survey, Abstract No. 200, Upshur County, Texas, and being that triangle portion in conflict between that tract conveyed to the City of Gilmer by Warranty Deed recorded in Volume 425, Page 47 of the Deed Records and that 0.410 acre tract conveyed to Shayne R. Wilson and wife, Felisha M. Wilson, by Warranty Deed recorded in Volume 34, Page 446 O.P.R. and that tract conveyed to Sterling A. Young and Donria S. Young by Warranty Deed recorded in Volume 311, Page 336 of the Official Records and being a portion of Block 44-A as shown on an unrecorded Plat of the City of Gilmer of said county. Said .009 acre lot, tract, or parcel of land being more particularly described as follows:

BEGNNING at a concrete nail set for the West corner of this .009 acre tract being the called Northwest corner of said City of Gilmer tract being on the East ROW line of a 15.0 ft. alley and bears N 89 deg. 18 min. 08 sec. W 13.60 ft. from a 4" X 4" wooden fence corner post;

THENCE East 144.00 ft. to a ½" rebar set for the Northeast corner of this tract being the called Northeast corner of said City of Gilmer tract;

THENCE South 5.74 ft. to a point on the East line of said City of Gilmer tract for the Southeast corner of this tract and bears North 128.26 ft. from a ½" rebar set for the Southeast corner of said City of Gilmer tract and N 87 deg. 09 min. 55 sec.

W 52.06 ft. from a 6ft. chainlink fence corner post;

THENCE N 87 deg. 09 min. 55 sec. W 45.05 ft. to a 6 ft. chainlink fence corner post held for corner;

THENCE N 87 deg. 58 min. 03 sec. W 99.07 ft. to the Point of Beginning, containing 0.009 acre of land.

This conveyance is made subject to all prior dated (1) mineral and/or royalty reservations, restrictions and conveyances filed of record; (2) all prior dated use restrictions and covenants of record; (3) all prior dated easements of record; (4) any easements which are apparent from visual inspection; and (5) any applicable zoning ordinances to the City of Gilmer, Texas. "Prior dated" means any such written instrument dated and recorded in the real property records of Upshur County as of the date of this deed.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights hereditaments and appurtenances thereto in anywise belonging unto the said County of Upshur, and its commissioners, successors and assigns forever, and Grantors do hereby bind itself and its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said County of Upshur, and its commissioners, successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through and under Grantor only, but not otherwise.

WITNESS my hand on this 11th day of January, 2018, in the capacity so stated.

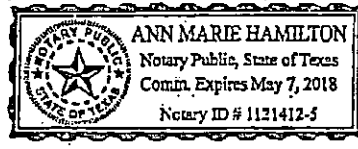
THE CITY OF GILMER

By: 
Tim Marshall, Mayor

THE STATE OF TEXAS §

COUNTY OF UPSHUR §

This instrument was acknowledged before me on the 11th day of January, 2018, by Tim Marshall, the Mayor of the City of Gilmer, in the capacities so stated.




Ann Marie Hamilton
Notary Public, State of Texas
My Commission Expires: 5-7-2018

THIS DOCUMENT IS NOT TO BE CONSTRUED AS A TITLE OPINON. THIS DEED IS BEING PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

After Recording
return to:
Dwight A. Brannon
Attorney at Law
P. O. Box 670
Gilmer, Texas 75644

THE STATE OF TEXAS
COUNTY OF UPSHUR
I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Upshur County, Texas.
201800217 WD
01/11/2018 04:07 PM

 *Terri Ross*
Terri Ross, County Clerk
Upshur County, Texas

LAND SURVEYING SERVICES
 200 E. Upshur St. Gladewater, Texas (903) 845-7508



PLAT OF SURVEY

Showing that tract described in Warranty Deed recorded in
 Vol. 425, Page 47 of the Deed Records and being a portion of Block
 44-A as shown on an unrecorded Plat of the City of Gilmer.

WILLIAM H. HEREFORD SURVEY, A-200
 UPSHUR COUNTY, TEXAS

Scale: 1" = 50'
 Job No. 171405
 Firm #10050300

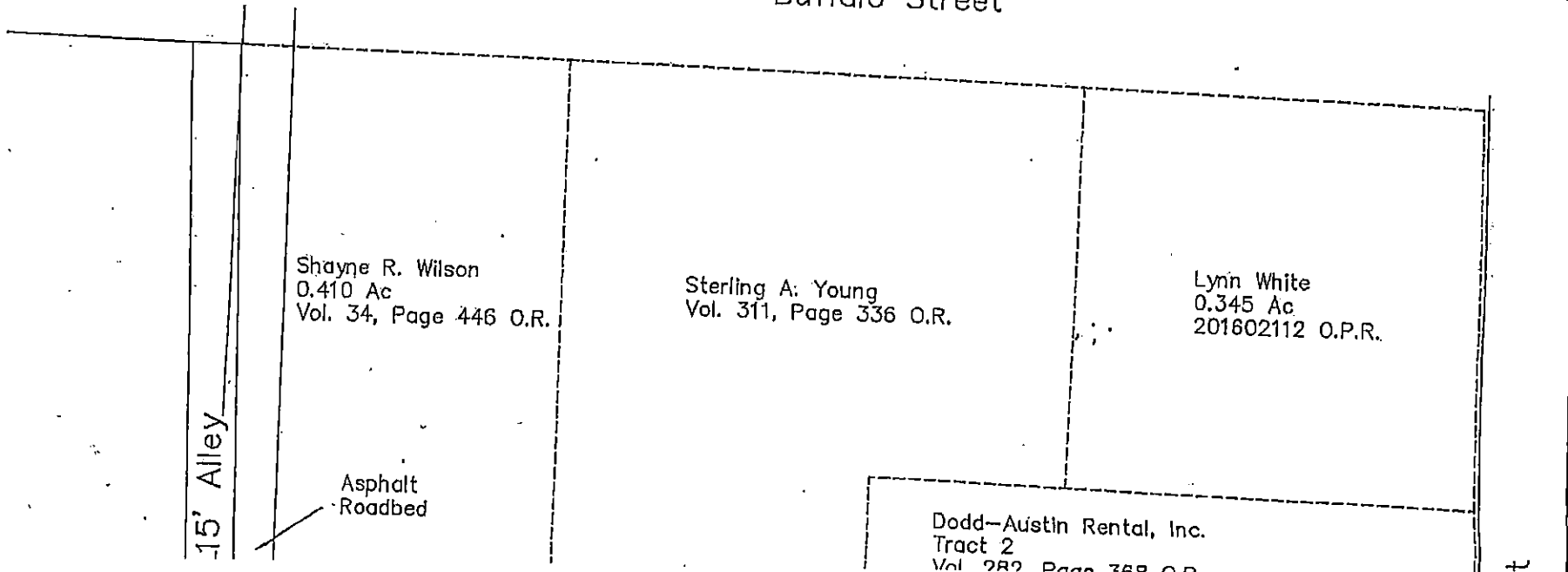
Bearing Basis: West
 Line produced by 1/2" rebars
 found on North R.O.W. line of State
 Hwy. No. 154 for SWC 0.383 Ac
 (200702726 O.P.R.) and SWC
 0.2626 Ac (200909847 O.P.R.)

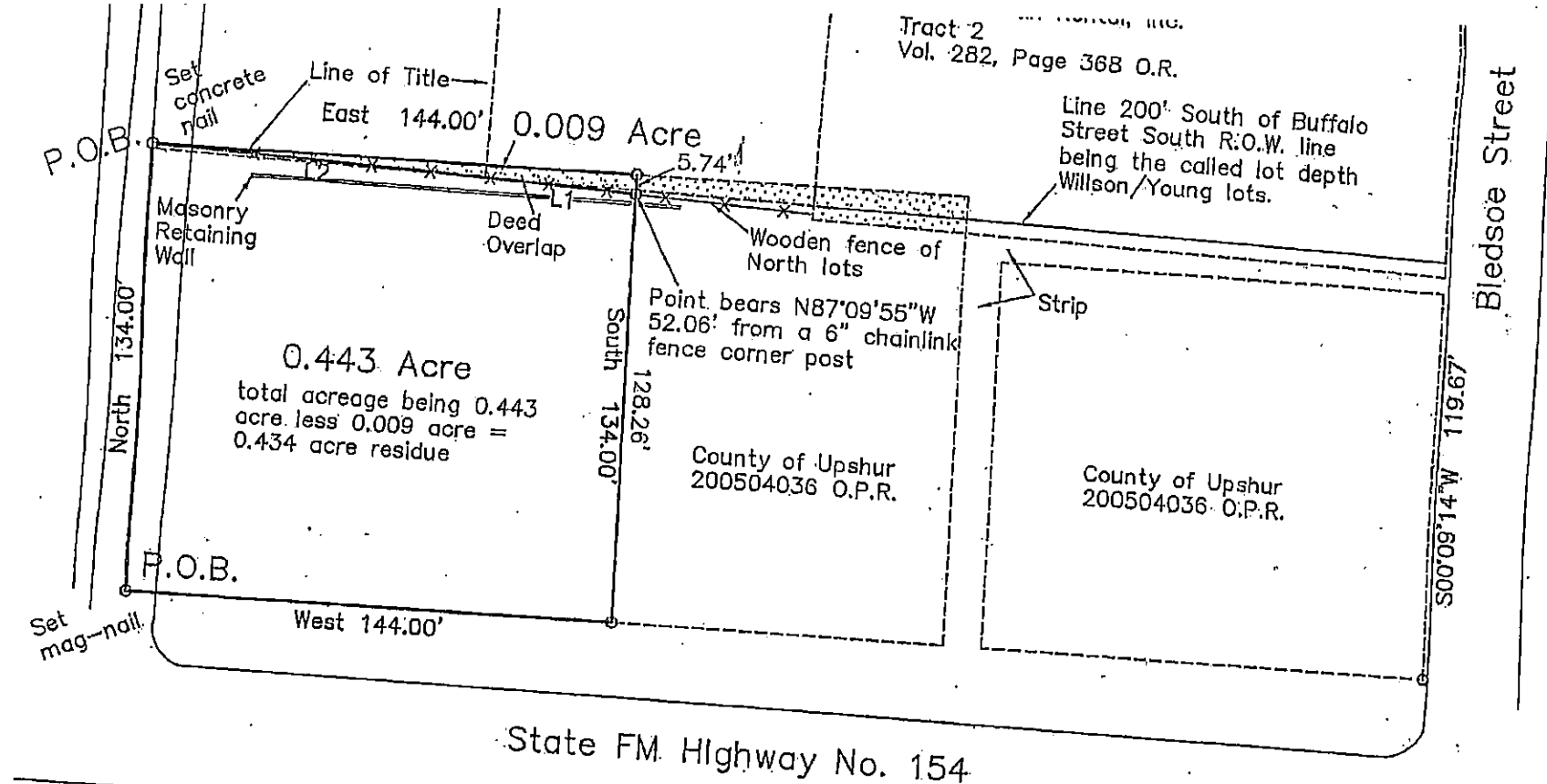
o Denotes SET 1/2" rebar,
 except as noted.

See Field Notes of this survey
 for a written boundary description.

LINE	BEARING	DISTANCE
L1	N87°09'55"W	45.05'
L2	N87°58'03"W	99.07'

Buffalo Street





SURVEYED DECEMBER 2017 BY

George Taylor
GEORGE TAYLOR, R.P.L.S. No. 5246

