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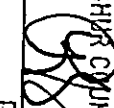
July 11, 2016

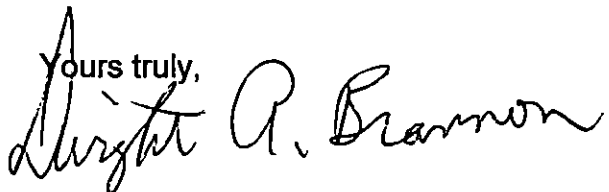
County of Upshur
Attn: Judge Dean Fowler
P. O. Box 730
Gilmer, Texas 75644

Re: Return of Instrument(s)

Enclosed you will find the following:

- _____ Original Warranty Deed
- _____ Statement for Services Rendered
- X Original recorded Special Warranty Deed from Gilmer National Bank to County of Upshur
- _____ Original recorded Affidavit of Heirship
- _____ Original recorded Executor's Deed
- _____ Original recorded Deed of Trust
- _____ Original Release of Lien

FILED
 TERRI ROSS
 COUNTY CLERK
 2016 JUL 29 AM 9:41
 UPSHUR COUNTY, TX.
 BY  DEPUTY

Yours truly,

 Dwight A. Brannon

DAB:olg
Enc.

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WD 201604072

5 PGS VOL. 1254 PAGE 445

"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."

SPECIAL WARRANTY DEED

**THE STATE OF TEXAS §
COUNTY OF UPSHUR §**

KNOW ALL MEN BY THESE PRESENTS:

That GILMER NATIONAL BANK, a FDIC insured banking corporation authorized to do business in the State of Texas, of the County of Upshur, State of Texas, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said **COUNTY OF UPSHUR**, of P. O. Box 730, Gilmer, Texas 75644, of the County of Upshur, State of Texas, **THE SURFACE ESTATE TITLE ONLY** in and to all of that certain tract or parcel of land described as follows:

FIRST TRACT: BEING a 1.7660 acre tract or parcel of land, more or less, situated in the Charles Duncombe Survey, Abstract No. 144, Upshur County, Texas, being part of the certain called 49.11 acre tract of land and part of the certain called 5.681 acre tract of land conveyed to Glenn Leach and wife, Debra Leach, by deed recorded in Volume 460, Page 429 of the Deed Records of Upshur County, Texas, said 1.7660 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the northwest corner of this tract, in the North line of the remainder of said 5.681 acre tract, said point being in the South line of State Highway No. 154, said point being South 76 degrees 57 minutes 06 seconds East, a distance of 211.16 feet from a 1/2 inch iron rod found for the northwest corner of said 5.681 tract;

THENCE South 76 degrees 57 minutes 06 seconds East, along the North line of said

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COUNTY CLERK
2016 JUL 29 AM 9:41
UPSHUR COUNTY, TX.
DEPUTY

5.681 acre tract and the South line of State Highway No. 154, a distance of 61.46 feet, to a 1/2 inch iron rod found for the northeast corner of this tract, said point being the northwest corner of that certain called 3.00 acre tract conveyed to Guy M. McGraw, by deed recorded in Volume 624, Page 235 of the Official Public Records of Upshur County, Texas;

THENCE South 00 degrees 32 minutes 29 seconds West, along the West line of said McGraw tract, a distance of 455.92 feet, to a 1/2 inch iron rod found for the southwest corner of said McGraw tract;

THENCE South 11 degrees 17 minutes 19 seconds East, a distance of 144.60 feet, to a 1/2 inch iron rod set for an angle point;

THENCE South 04 degrees 37 minutes 33 seconds West, a distance of 311.01 feet, to a 1/2 inch iron rod set for an angle point;

THENCE South a distance of 142.11 feet, to a 1/2 inch iron rod set for an angle point;

THENCE South 10 degrees 25 minutes 13 seconds East, a distance of 208.84 feet, to a 1/2 inch iron rod set for the southeast corner of this tract;

THENCE South 66 degrees 01 minutes 37 seconds West, a distance of 61.72 feet, to a 1/2 inch iron rod set for the southwest corner of this tract;

THENCE North 10 degrees 25 minutes 13 seconds West, a distance of 228.77 feet, to a 1/2 inch iron rod set for an angle point;

THENCE North a distance of 150.00 feet to a 1/2 inch iron rod found for an angle point;

THENCE North 04 degrees 37 minutes 33 seconds East, a distance of 305.05 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 11 degrees 17 minutes 19 seconds West, a distance of 142.43 feet to a 1/2 inch iron rod set for an angle point;

THENCE North 00 degrees 32 minutes 29 seconds East a distance of 475.45 feet to the POINT OF BEGINNING and containing 1.7660 acres of land, more or less.

SECOND TRACT: Being a 1.183 acre tract or parcel of land situated in the Charles Duncombe Survey, Abstract No. 144, Upshur County, Texas, being part of the certain called 49.11 acre tract of land conveyed to Glenn Leach and wife, Debra Leach, by deed recorded in Volume 460, Page 429 of the Deed Records of Upshur County, Texas, said 1.183 acres being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for the southwest corner of this tract, in the South Line of said Leach tract, said point being South 88 degrees 50 minutes 38 seconds East, a distance of 321.98 feet from a camshaft found for the southwest corner of said Leach tract;

THENCE North 01 degrees 21 minutes 43 seconds West, a distance of 457.55 feet, to a 1/2 inch iron rod set for an angle point;

THENCE North 10 degrees 25 minutes 13 seconds West, a distance of 378.08 feet, to a 1/2 inch iron rod found for the northwest corner of this tract, said point being the southeast corner of Lot 6, Block 1 of Eagle Ranch Estates, according to the subdivision plat recorded in Volume 5, Page 173 of the Plat Records of Upshur County, Texas, said point being southwest corner of Private Road No. 3052, as dedicated on said Plat;

THENCE North 66 degrees 01 minutes 37 seconds East, along the South line of Private Road No. 3052, a distance of 61.75feet, to a 1/2 inch iron rod found for the northeast corner of this tract;

THENCE South 10 degrees 25 minutes 13 seconds East, a distance of 405.29 feet, to a 1/2 inch iron rod set for an angle point;

THENCE South 01 degrees 21 minutes 43 seconds East, a distance of 456.94 feet, to a 1/2 inch iron rod set for the southeast corner of this tract, said point being in the South line of said Leach tract;

THENCE North 88 degrees 50 minutes 38 seconds West, along the South line of said Leach tract a distance of 61.06 feet, to the POINT OF BEGINNING and containing 1.183 acres of land, more or less.

This conveyance is made subject to the non-exclusive easement rights made available by conveyance to the other owners of other tracts or lots adjoining the above described land whether or not located within Blocks 1 and 2 of the Eagle Ranch Estates Subdivision with said subdivision being described in Vol. 5, page

173 of the Plat Records of Upshur County, Texas.

Further the herein Grantor reserves a non-exclusive easement right in, on, and over said land being herein conveyed for ingress, access, and egress to Tex. St. Hwy. 154 or any other real property it owns or upon which it holds a lien, if any.


This conveyance is also made subject to all prior mineral and/or royalty reservations, restrictions and conveyances of record; all restrictions and covenants of record; all easements of record; and all easements which are apparent from visual inspection, if any. In addition thereto grantor reserves unto itself, its successors and assigns, all of its present interest in all of the oil, gas and other minerals in, on and under and that may be produced from the above described tract of land, except that Grantor does not reserve unto itself, its successors or assigns, and hereby grants, sells and conveys to Grantee all of its present interest in the coal, lignite, iron ore or any other mineral interests or substances commonly referred to as hard minerals, regardless of the legal or chemical characterization; the method of removal or mining; and the depth of same beneath the surface of the ground.

The 2016 taxes will be paid by the grantee.

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 County of Upshur, its successors and assigns forever, and Grantor hereby binds itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said County of Upshur, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS Grantor's hand this 14th day of June, 2016.

GILMER NATIONAL BANK

By: 
Name: Charles S. Turner
Title: Senior Vice President

STATE OF TEXAS

COUNTY OF UPSHUR

This instrument was acknowledged before me on this the 14th day of June, 2016, by Charles Turner as the S. Vice President of GILMER NATIONAL BANK, a banking corporation, on behalf of said Bank.



Ann Marie Hamilton
NOTARY PUBLIC, STATE OF TEXAS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Terri Ross

June 15, 2016 11:11:20 AM

201604072

FEE: \$42.00

Terri Ross County Clerk
Upshur County TEXAS

FILED
TERRI ROSS
COUNTY CLERK
2016 JUL 29 AM 9:41
UPSHUR COUNTY, TX.
BY: TR
DEPUTY