

22-00529

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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.

TX7 LAND, LLCTOCATHRYN R. READERSPECIAL WARRANTY DEED

THE STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF KERR

§

THAT **TX7 LAND, LLC**, a North Carolina limited liability company, (herein referred to as "Grantor"), of the County of Mecklenburg and State of North Carolina, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **CATHRYN R. READER** (herein referred to as "Grantee"), all of the following described real property in Kerr County, Texas (the "Property"), together with all rights, privileges, and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, to-wit:

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas, and being Lot 34, of The Hideout Ranch, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Document No. 22-00306 of the Official Public Records of Kerr County, Texas.

This conveyance is expressly made by Grantor and accepted by Grantee subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving rights or defenses relating to, and without ratifying, creating or reviving such matters and the mere reference herein shall not be deemed to impose, reimpose or reinstate such Exceptions to Conveyance and Warranty), to-wit:

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45978
KERR COUNTY ABSTRACT & TITLE CO.
712 Earl Garrett St.

- a. Covenants, conditions and restrictions as set forth in instrument recorded under Document No. 22-00505 and Plat No. 22-00306 of the Official Public Records of Kerr County, Texas.
- b. Dedicatory Instruments recorded under Document No. 22-00506 of the Official Public Records of Kerr County, Texas.
- c. Mineral interest as reserved by James Blair Thomas in deed dated December 16, 1978, recorded in Volume 217, Page 525, Deed Records of Kerr County, Texas.
- d. Mineral interest as reserved by Fred Winston Bode in deed dated May 7, 1988, recorded in Volume 374, Page 285, Real Property Records of Kerr County, Texas.
- e. Easements, building setbacks and all matters as per plat recorded in Document No. 22-00306 of the Official Public Records of Kerr County, Texas.
- f. Assessments, easements, building setbacks, and all matters as set out in restrictions recorded in Document No. 22-00505 of the Official Public Records of Kerr County, Texas.
- g. Easement to G. E. Lehmann and Elm Pass Ranch, Inc. dated December 20, 1978, recorded in Volume 10, Page 345, Easement Records of Kerr County, Texas.
- h. Easement to Central Texas Electric Cooperative, Inc. dated June 4, 1987, Volume 475, Page 227, Real Property Records of Kerr County, Texas.
- i. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Kerr County, Texas.

ALL STREETS AND ROADWAYS OF THE PLATTED SUBDIVISION SHALL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNERS. KERR COUNTY, TEXAS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STREETS AND ROADWAYS. BY ACCEPTANCE OF A DEED TO A TRACT WITHIN THE PLATTED SUBDIVISION, EACH OWNER COVENANTS AND AGREES TO WAIVE ANY RIGHT SUCH OWNER MAY HAVE TO DEMAND OR COMPEL THE MAINTENANCE OR REPAIR OF THE STREETS AND ROADWAYS OF THE PLATTED SUBDIVISION BY KERR COUNTY, TEXAS AND IS ESTOPPED FROM DOING SO.

Ad valorem taxes on said property for the current year have been prorated and the payment thereof is assumed by Grantee.

This conveyance is made and accepted with the understanding and agreement by the parties hereto that the lands herein described may be rendered for ad valorem tax purposes under the Texas Constitutional Provision as "open space" or "Agricultural Use" lands. Grantee is aware of the fact that should Grantee discontinue to use such lands so as to qualify under the "open space" or "Agriculture Use" provisions of the law of this State, then a roll back tax may become due to the taxing authorities. Grantee further agrees that should a "roll back" occur as a result thereof, then such "roll back" tax obligation shall be the sole obligation of Grantee. In the event Grantor's change in the use of the Property prior to the execution of this Deed or denial of a special use valuation on the Property claimed by Grantor results in assessments for periods prior to the execution of this Deed, the assessments will be the obligation of Grantor. Grantor makes no representations or warranties regarding the ability of Grantee to continue to qualify the Property under any such "open space" or "agricultural use" provisions, and Grantee, by acceptance of this Deed, assumes sole responsibility therefore.

Grantor, for the same Consideration and subject to the exceptions listed above, does hereby grant, sell, and convey to Grantee, without express or implied warranty, the strips or gores, if any, between the Property and abutting properties and land lying in or under any public thoroughfare, opened or proposed, abutting or adjacent to the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded as to the Property conveyed by this paragraph.

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 Grantee, Grantee's heirs, successors and assigns forever; and it does hereby bind itself, its successors and assigns to

WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, when the claim is by, through or under Grantor, but not otherwise, except as to the reservations from and exceptions to conveyance and warranty.

Signature and Acknowledgment Page Follows.

FILED BY and RETURN TO:
45978
KERR COUNTY ABSTRACT & TITLE CO.
712 Earl Garrett St.
Kerrville, TX 78028

EXECUTED this the 14 day of January, 2022.

TX7 LAND, LLC, a Foreign limited liability company

PREMIER LAND LIQUIDATORS, LLC, a North Carolina limited liability company, it's Manager

By: 
PETER SPRINGER, Manager

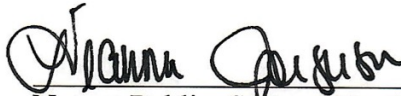
Address of Grantee:

5461 Hilliard Rd
San Marcos, TX 78666

THE STATE OF NORTH CAROLINA §

COUNTY OF MECKLENBURG §

This instrument was acknowledged before me on this the 14 day of January, 2022, by PETER SPRINGER, Manager of PREMIER LAND LIQUIDATORS, LLC, a North Carolina Limited Liability Company, Manager of TX7 LAND, LLC, a North Carolina Limited Liability Company, on behalf of said entity.

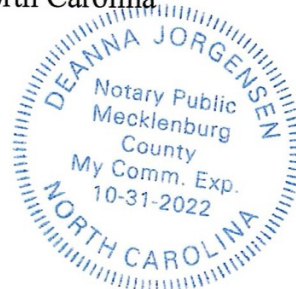

Notary Public, State of North Carolina



FILED AND RECORDED
At 11:20 o'clock A.M
STATE OF TEXAS
COUNTY OF KERR

January 20, 2022
I hereby certify that this instrument was filed in the numbered sequence on the date and time stamped above by me and was duly recorded in the Official Public Records of Kerr County Texas.

 Deputy
Jackie Dowdy County Clerk



[illegible][illegible]

RECEIVED BY
ECKHART ENGINEERING
P.O. BOX 388
202 SPRING RD A
LAUFASAS, TX, 760
(512) 551-8160

579.33
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774-26
535-5059
535-5224

NEW COUNTY
CITIZEN, PUEBLO RECORD
NEW COUNTY
RECORD 1970/1971
RECORD 1970/1971
NEW, ATTACK US



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DATE	NO.	DESCRIPTION
REVISIONS		

PROJ NO. 211132
PREPARED FOR: JOHN SNOW PATR
TECH: AHA807
APPROVED: D5TAK
FILEWORK PERFORMED ON:
C:\PROJ\211132

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