



**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.**

**Deed without Warranty**  
**Texas Royalty Brokers**

**Date:** November 28, 2018

**Grantor:** Elizabeth A. Stephens

**Grantor's Mailing Address:**

Elizabeth A. Stephens  
119 7th Ave. SE  
Olympia, WA 98501

**Grantee:** Kenneth Stephens, III

**Grantee's Mailing Address:**

Kenneth Stephens, III  
2761 Parkwood Dr.  
Langley, WA 98260

**Consideration:**

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

All of Grantor's interest in:

Tract 1: Section 221, Block 34, H. & T.C. R.R. Company Survey, Ward County, Texas, including, but not limited to Monroe 34-221 Unit Well #1H, Unit Well #2H, Unit Well #21H.

Tract 2: Section 138, Block 34, H. & T.C. R.R. Company Survey, Ward County, Texas, including, but not limited to Underwood 34-138 Unit Well #1H, Leavenworth 34-139 Unit Well #1H.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:**

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any ~~encroachments or overlapping of improvements~~; and taxes for 2018, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee 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, without express or implied warranty. 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.

This conveyance is intended to include any property interests obtained by after-acquired title.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

  
Elizabeth A. Stephens

STATE OF WASHINGTON )

COUNTY OF Thurston )

This instrument was acknowledged before me on November 28, 2018, by Elizabeth A. Stephens.

  
Notary Public, State of Washington  
My commission expires: 8/21/2020

PREPARED IN THE OFFICE OF:

Law Office of Leland R. Enochs  
700 N. Main St.  
P. O. Box 751  
Taylor, TX 76574  
Tel: (512) 352-3626  
Fax: (512) 365-5556



AFTER RECORDING RETURN TO:

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Texas Royalty Brokers

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