



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
(Executor)**

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

I, Elisabeth Ashby Parker O'Malley, as Independent Executor of the Will and Estate of Cole Barton Parker, Deceased, probated under Cause No. PR-15-00711-1, Probate Court No. 1, Dallas County, Texas ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by Elisabeth Ashby Parker O'Malley in her individual capacity ("Grantee"), the receipt and sufficiency of which is hereby fully acknowledged and confessed, subject to the exceptions, liens, encumbrances, terms and provisions hereinafter set forth and described, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL, and CONVEY, unto Grantee all of that certain real property situated in Gregg County, Texas, comprising 1,355.073 acres of land, more or less, and being more particularly described in Exhibit "A" which is annexed hereto and incorporated herein by reference for all purposes.

TOGETHER WITH, all and singular, the rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, and interests thereon or appertaining thereto and with all improvements located thereon belonging to Grantor (said land, rights, benefits, privileges, easements, tenements, hereditaments, appurtenances, improvements, and interests being hereinafter referred to as the "Property").

This conveyance, however, is made and accepted subject and subordinate to any and all validly existing encumbrances, exceptions, conditions, restrictions, timber deeds, and mineral leases ("Permitted Exceptions"), relating to the hereinabove described property as now reflected by the records of the County Clerk of Gregg County, Texas.

TO HAVE AND TO HOLD the above-described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND

~~Special Warranty Deed Page 1 of 2~~

FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2016 and subsequent years.

EXECUTED this 16th day of January, 2016.

GRANTOR:

Elisabeth Ashby Parker O'Malley

Elisabeth Ashby Parker O'Malley, as
Independent Executor of the Will and Estate
of Cole Barton Parker, Deceased, probated
under Cause No. PR-15-00711-1, Probate
Court No. 1, Dallas County, Texas

THE STATE OF Virginia §
§
COUNTY OF Warren §

The foregoing instrument was acknowledged before me on the _____ day of January, 2016, by Elisabeth Ashby Parker O'Malley, as Independent Executor of the Will and Estate of Cole Barton Parker, Deceased, probated under Cause No. PR-15-00711-1, Probate Court No. 1, Dallas County, Texas.

[Seal of Office]



MIRABBOS F XAMIDOV
NOTARY PUBLIC 7587587
COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES OCTOBER 31, 2018

NOTARY PUBLIC IN AND FOR

THE STATE OF Virginia

EXHIBIT "A"

Being 1,355.073 acres of land, more or less, in Gregg County, Texas, and same being a portion of the 1,651.04 acres of land, more or less, conveyed to R. Craig Parker, Cole Barton Parker, David D. Parker and wife, Vivian P. Parker, by Warranty Deed from The Estate of Lena Alma Gaines filed on November 27, 1967, in the office of the County Clerk of Gregg County, Texas, and recorded on November 28, 1967, in Volume 725, Page 315, of the Deed Records of Gregg County, Texas, **SAVE AND EXCEPT** the approximate 295.967 acres of land, more or less, described in and conveyed under the following instruments:

1. 269.755 acres of land, more or less, conveyed by Cole Barton Parker, individually and as Independent Executor or the Estate of Vivian P. Parker, Deceased, and as Independent Administrator of the Estate of R. Craig Parker, Deceased, to Bobby Tucker, dated April 8, 2003, and recorded April 10, 2003, under Document Number 200308512 in the County Clerk's Office of Gregg County, Texas;
2. 12.485 acres of land, more or less, conveyed by Cole Barton Parker to the State of Texas by instrument filed on December 1, 2006, under Document Number 200626612 in the County Clerk's Office of Gregg County, Texas;
3. 2.732 acres of land, more or less, conveyed by Cole Barton Parker to the State of Texas by instrument filed on February 6, 2007, under Document Number 200702779 in the County Clerk's Office of Gregg County, Texas; and
4. 10.995 acres of land, more or less, conveyed by Cole Barton Parker, individually and as Independent Executor or the Estate of Vivian P. Parker, Deceased, and as Independent Administrator of the Estate of R. Craig Parker, Deceased, to Jessie Council II and wife, Jamie Council, dated April 15, 2011, and recorded April 18, 2011, under Document Number 201107071 in the County Clerk's Office of Gregg County, Texas.

RT

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Connie Wade

Connie Wade, County Clerk
Gregg County Texas
January 29, 2016 10:40:00 AM
FEE: \$24.00
DEED

201601408

The Wade Law Firm PC
12700 Preston Rd #265
Dallas, TX 75230

Exhibit "A" to Special Warranty Deed - Page 1 of 1