

Lloyd C. Martin  
1107 University Avenue  
Huntsville, Texas 77340

Bk Vol Pg  
00000470 OR 1107 236

SPECIAL WARRANTY DEED

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

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

That I, **TANNA E. SULLIVAN**, Individually and as Independent Executrix and sole devisee under the will of **WILLIAM CARL SULLIVAN, Deceased**, (hereinafter called "Grantor"), in consideration of the sum of Ten & No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by **RIVERSIDE LAKELAND PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation**, whose mailing address is P.O. Box 172, Riverside, Walker County, Texas 77367 (hereinafter called "Grantee"), the receipt of which is hereby acknowledged, and for which no lien, express or implied, is retained or shall exist, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the Grantee, all that certain property situated in Walker County, Texas, and described as follows:

All of the land located within the rights of way of the roads and streets within RIVERSIDE LAKELAND SUBDIVISION, a subdivision in Walker County, Texas, a part of the G. BERNARD LEAGUE, A-5, and the J. ROUTH SURVEY, A-482, as shown by the maps and plats of record in the Office of the County Clerk of Walker County, Texas, including specifically, but not limited to, the following sections:

1.  
SECTION ONE (1) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 172, Page 283, Deed Records of Walker County, Texas.

2.  
SECTION TWO (2) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 191, Page 637, Deed Records of Walker County, Texas.

3.  
SECTION THREE (3) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 191, Page 637, Deed Records of Walker County, Texas.

4.  
SECTION FOUR (4) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 191, Page 637, Deed Records of Walker County, Texas.

5.  
SECTION FIVE (5) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 1, Page 24, Plat Records of Walker County, Texas.

6.

SECTION SIX (6) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 1, Page 8, Plat Records of Walker County, Texas.

7.

SECTION SEVEN (7) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 191, Page 637, Deed Records of Walker County, Texas.

8.

SECTION EIGHT (8) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 1, Page 118, Plat Records of Walker County, Texas.

9.


SECTION NINE (9) of Riverside Lakeland, a subdivision in Walker County, Texas, as shown by the Plat of record in Volume 174, Page 605, Deed Records of Walker County, Texas.

There is excepted from this conveyance and reserved in favor of Grantor, her heirs and assigns, all oil, gas and other minerals owned by Grantor in, on, under and that may be produced from the above described rights of way.

This conveyance is made and accepted subject to (i) any and all restrictions, reservations, covenants, conditions, ordinances, easements, maintenance charges and the liens securing said charges, all mineral leases and outstanding mineral and royalty interests and all other matters, if any, affecting the property, premises or improvements conveyed herein and now of record in the Office of the County Clerk of said County, to the extent, but only to the extent, the same are now in force and effect and relate to said property, premises or improvements, (ii) all taxes, assessments for the year 2014 and all subsequent years and subsequent assessments for prior years due to change in land usage or ownership, which Grantee hereby assumes and agrees to pay, (iii) any and all laws, ordinances and governmental regulations now applicable to and enforceable against said property, premises or improvements, and (iv) all visible or apparent easements, encroachments and overlapping of improvements, if any.

**TO HAVE AND TO HOLD** the said premises, together with all and singular the rights, hereditaments and appurtenances there unto belonging unto the Grantee, it's successors and assigns, forever; and, Grantor does hereby bind herself, her heirs, executors and administrators to Warrant and Forever Defend all and singular the said premises unto the Grantee, it's 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.

EXECUTED this 13<sup>th</sup> day of JANUARY, 2014.

  
TANNA E. SULLIVAN, Individually and  
as Independent Executrix and sole devisee  
under the will of WILLIAM CARL  
SULLIVAN, Deceased

ACCEPTED:

RIVERSIDE LAKELAND PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation

By James C. Bonney  
Name James C. Bonney  
Title V. PRESIDENT POA

THE STATE OF TEXAS §  
§  
COUNTY OF WALKER §

This instrument was acknowledged before me on the 13<sup>th</sup> day of JANUARY, 2014, by TANNA E. SULLIVAN, Individually and as Independent Executrix and sole devisee under the will of WILLIAM CARL SULLIVAN, Deceased.



Maren Gladden  
NOTARY PUBLIC in and for  
The State of Texas.

THE STATE OF TEXAS §  
§  
COUNTY OF WALKER §

This instrument was acknowledged before me on the 23<sup>rd</sup> day of JANUARY, 2014, by JAMES C. BONNEY, authorized officer RIVERSIDE LAKELAND PROPERTY OWNERS ASSOCIATION, a Texas Non-Profit Corporation.



Maren Gladden  
NOTARY PUBLIC in and for  
The State of Texas.

Kari A. French, Walker County Clerk  
Walker County

STATE OF TEXAS COUNTY OF WALKER  
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Walker County as stamped hereon by me.  
Jan 23, 2014

Filed for Record in:  
Walker County  
On: Jan 23, 2014 at 03:33P  
As a  
Recordings  
Document Number: 00000470  
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Receipt Number - 80790  
By:  
Jessica Dakstra