



Control Number: 49442



Item Number: 18

Addendum StartPage: 0

**Skelton | Slusher  
Barnhill | Watkins | Wells**

**PLLC**

**Attorneys at Law**

RECEIVED

2019 OCT -9 AM 10:40

Timothy J. Karczewski  
Direct Dial: 936.632.3130  
Direct Fax: 936.632.6545

tkarczewski@skeltonslusher.com

PUBLIC UTILITY COMMISSION  
FILING CLERK

October 7, 2019

**VIA CMRRR NO. 7018 1130 0000 2646 2450**

Public Utility Commission of Texas

Central Records

P.O. Box 13326

Austin, Texas 78711-3326

In re: Docket No. 49442; Application of Legend Bank dba  
Oreal, Inc. and Ray Harlow for Sale, Transfer, or  
Merger of Sewer Facilities and Certificate Rights in  
Angelina County

Dear Sir/Madam:

Enclosed are copies of the recorded Bill of Sale, Assignment and Assumption and the Special Warranty Deed regarding the above referenced matter. The filing of these documents should complete the sale and transfer to Ray Harlow. A copy of the Tracking Number showing the efile is also enclosed.

Thank you for your assistance with this matter.

Very truly yours,



Timothy J. Karczewski

TJK/rc

ND: 4819-8590-992, v. 1

Enclosures

146

Angelina County  
Amy Fincher  
County Clerk  
Lufkin, Texas 75901



70 2019 00386658

Instrument Number: 2019-00386658

Recorded On: September 24, 2019

As  
RECORDINGS

Parties: OREAL INC  
To HARLOW RAY

Billable Pages: 4  
Number of Pages: 5

Comment: BILL OF SALE

( Parties listed above are for Clerks reference only )

\*\* Examined and Charged as Follows: \*\*

|                  |       |
|------------------|-------|
| RECORDINGS       | 38.00 |
| Total Recording: | 38.00 |

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

File Information:

Record and Return To:

Document Number: 2019-00386658  
Receipt Number: 339146  
Recorded Date/Time: September 24, 2019 01:58:45P

SKELTON SLUSHER BARNHILL WATKINS WELLS P  
1616 SOUTH CHESTNUT  
LUFKIN TX 75901

User / Station: T Wilson - Cashiering Workstation 2



STATE OF TEXAS  
COUNTY OF ANGELINA  
I hereby certify that this instrument was FILED on the date and  
at the time stamped hereon by me and was duly RECORDED in  
the Official Public Records of Angelina County, Texas.

*Amy Fincher*

Amy Fincher, County Clerk, Angelina County Texas

**Bill of Sale, Assignment and Assumption**

Effective as of September 23, 2019 (the "Effective Date"), OREAL, Inc., a Texas corporation ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby assign, transfer, sell and deliver unto Ray Harlow ("Grantee"), all of Grantor's right, title and interest in and to the assets described on Exhibit A attached hereto and incorporated herein for all purposes (the "Property").

TO HAVE AND TO HOLD said Property unto Grantee and Grantee's successors and assigns.

**GRANTOR HEREBY DISCLAIMS ANY EXPRESS OR IMPLIED WARRANTIES OR EXPRESS OR IMPLIED COVENANTS THAT MAY OTHERWISE BE CREATED HEREBY. WITHOUT LIMITING THE FOREGOING, THE PROPERTY IS CONVEYED "AS IS, WHERE IS, WITH ALL FAULTS" WITHOUT ANY WARRANTIES, EXPRESS OR IMPLIED. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (I) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, OR THE PRESENCE OR ABSENCE OF ANY POLLUTANT, HAZARDOUS WASTE, GAS OR SUBSTANCE OR SOLID WASTE ON OR ABOUT THE PROPERTY, (II) THE INCOME TO BE DERIVED FROM THE PROPERTY, (III) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY INTEND TO CONDUCT THEREON, (IV) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY GOVERNMENTAL AUTHORITY OR BODY HAVING JURISDICTION, (V) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OF THE PROPERTY, AND (VI) ANY OTHER MATTER RELATED TO OR CONCERNING THE PROPERTY.**

**GRANTEE HEREBY FULLY AND FINALLY RELEASES, ACQUITS, AND FOREVER DISCHARGES GRANTOR (AND GRANTOR'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND REPRESENTATIVES) FROM, AND GRANTEE FURTHER COVENANTS NOT TO ASSERT IN ANY MANNER AGAINST GRANTOR (OR ANY OF GRANTOR'S OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR REPRESENTATIVES), ANY AND ALL ACTUAL OR POTENTIAL CLAIMS OR DAMAGES HELD BY GRANTEE AGAINST GRANTOR, AND/OR ANY SUITS, DEMANDS, ACTIONS, CAUSES OF ACTION, CHARGES OR GRIEVANCES OF ANY KIND OR CHARACTER WHATSOEVER, HERETOFORE OR HEREAFTER ACCRUING FOR OR BECAUSE OF ANY MATTER DONE, OMITTED OR SUFFERED TO BE DONE BY ANYONE, WHETHER KNOWN OR UNKNOWN, AND IN ANY MANNER (WHETHER DIRECTLY OR INDIRECTLY) ARISING FROM OR RELATED TO THE PROPERTY.**

**GRANTEE HEREBY ASSUMES, AND AGREESE TO SATISFY AND DISCHARGE WHEN DUE ANY AND ALL LIABILITIES, AGREEMENTS AND OBLIGATIONS RELATED TO THE PROPERTY AND AGREES TO INDEMNIFY AND HOLD GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS HARMLESS FROM AND AGAINST ANY CLAIMS, DAMAGES, ACTIONS OR CAUSES OF ACTION ARISING OUT OF ANY OF THE FOREGOING.**

**[Signature Pages to Follow]**

IN WITNESS WHEREOF, this Bill of Sale is thus executed on the dates set forth below, but to be effective as of and from the Effective Date set forth above.

OREAL, INC.

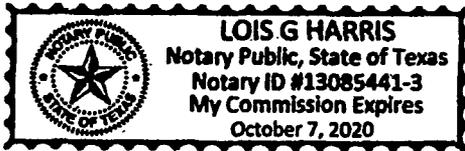
By: [Signature]  
Name: Brandon Hill  
Title: Vice President

ACCEPTED AND AGREED:

[Signature]  
Ray Harlow

STATE OF TEXAS  
COUNTY OF Montague

This instrument was acknowledged before me on the 27 day of November, 2018  
by BRANDON HILL, U.P. of OREAL, Inc., on behalf of said corporation and in the capacity therein stated.

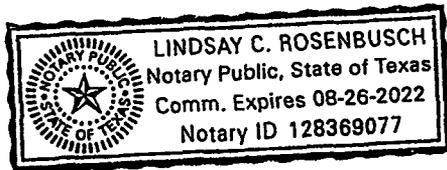


[Signature]  
Notary Public, State of Texas  
Notary's name (printed): Lois G. Harris

Notary's commission expires: October 7, 2020

STATE OF TEXAS  
COUNTY OF Harris

This instrument was acknowledged before me on the 17 day of NOVEMBER, 2018, by Ray Harlow.



[Signature]  
Notary Public, State of Texas  
Notary's name (printed): LINDSAY C ROSENBUSCH

Notary's commission expires: AUGUST 26, 2022

**Exhibit A to Bill of Sale**

All of Grantor's right, title and interest in and to any personal property related to the sewer/septic and related facilities located on the following described real property:

Being 0.50 acres, more or less, out of the John Evans Surrey, Abstract No. 221, Angelina County, Texas, more particularly described as follows:

**FIELD NOTES FOR 0.50 ACRE TRACT AROUND SANITARY SEWER IN MOFFETT TWIN OAKS SUBDIVISION**

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas out of the JOHN EVANSSURVEY, ABSTRACT NO. 221 and being a part or portion of that certain 96.4 acre tract described in a deed from Bernard Callaway to Callaway and Seville, Inc., dated March 21, 1973 and recorded in Volume 398, on Page 345 of the Deed Records of Angelina County, Texas to Which reference is hereby made for all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Southeast corner of that certain 2.000 acre tract described in a deed from Callaway and Seville, Inc. to Leon Tillman, dated August, 1978 and recorded in Volume 480, on Page 642 of the Deed Records of Angelina County, Texas, a ½" iron pin found for corner on the most Northern East boundary line of the aforesaid referred to 6.4 acre tract;

THENCE S 1° 10' 00" E; with the most Northern East boundary line of the said 96.4 acre tract; at 147.68 feet a ½" iron pin set for corner;

THENCE N 89° 11' 00" W, at 150.06 feet a ½" iron pin set for corner;

THENCE N 0° 45' 48" E, at 147.59 feet intersect the South boundary line of the said 2.000 acre tract, a ½" iron pin set for corner;

THENCE S 89° 11' 00" E, with the South boundary line of the said 2.000 acre tract, at 145.08 feet the point and place of beginning and containing 0.50 acre of land, more or less.

Accepted for Filings in:  
Angelina County  
On: Sep 24, 2019 at 01:58P