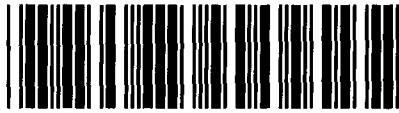


Control Number: 49442



Item Number: 24

Addendum StartPage: 0

Angelina County
Amy Fincher
County Clerk
Lufkin, Texas 75901



Instrument Number: 2020-00389964

Recorded On: January 06, 2020

As
RECORDINGS

Parties: OREAL INC

To HARLOW RAY

Billable Pages: 4

Number of Pages: 5

Comment: WARRANTY DEED

(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:

Document Number: 2020-00389964

Receipt Number: 343609

Recorded Date/Time: January 06, 2020 02:11:53P

User / Station: M Ojeda - Cashiering Workstation 2

Record and Return To:

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



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

24

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

STATE OF TEXAS §

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF ANGELINA §

THAT, effective as of December 17, 2019 (the "Effective Date") OREAL, Inc., a Texas corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash in hand paid by Ray Harlow ("Grantee"), whose address is P.O. Box 1176, Pinehurst, Texas 77362, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, subject to the Permitted Exceptions (as defined herein) and the other exceptions, reservations and restrictions as set forth below, has GRANTED BARGAINED, SOLD AND CONVEYED, and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, that certain tract of real property situated in Angelina County, Texas, as specified and described in Exhibit "A" attached hereto and made a part hereof for all purposes, together with a like interest in and to any and all improvements and fixtures situated thereon, and all the rights, privileges, hereditaments and appurtenances pertaining to such real property, improvements and fixtures (the "Property").

TO HAVE AND TO HOLD the Property unto Grantee, and its successors and assigns forever. Grantor binds Grantor and Grantors successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee'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, and except as to the following matters: (a) validly existing easements, rights-of-ways, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions and water interests outstanding, all other instruments, other than the conveyance 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 without limiting the foregoing, all prior reservations and conveyances of oil, gas and other minerals and leases of such minerals, outstanding of record covering the Property or any part thereof (the "Permitted Exceptions") and (b) standby fees, taxes and assessments by any taxing authority, which Grantee assumes and agrees to pay.

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, 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.

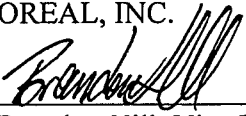
GRANTEE HEREBY ASSUMES AND AGREES TO SATISFY AND DISCHARGE WHEN DUE ANY AND ALL LIABILITIES, AGREEMENTS AND OBLIGATIONS RELATED TO THE PROPERTY AND AGREES TO INDEMNIFY AND HOLD GRANTOR AND GRANTOR'S OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS HARMLESS FROM AND AGAINST ANY CLAIMS, DAMAGES, ACTIONS OR CAUSES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

This Special Warranty Deed is being executed and recorded in replace of the Special Warranty Deed recorded September 24, 2019 under Instrument No. 2019-00386657, Real Property Records, Angelina County, Texas.

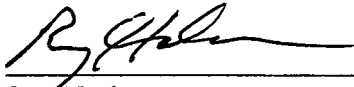
[signature page(s) to follow]

IN WITNESS WHEREOF, this Deed 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.

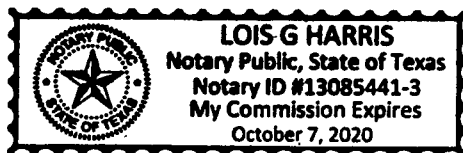
By: 
Brandon Hill, Vice President


ACCEPTED AND AGREED:


Ray Harlow

STATE OF TEXAS §
 §
COUNTY OF Montague §

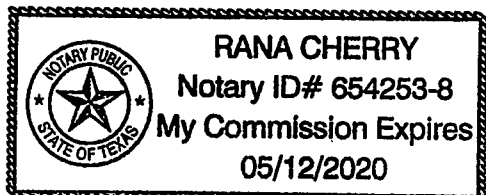
This instrument was acknowledged before me on the 11th day of December, 2019, by Brandon Hill, Vice President of OREAL, Inc.

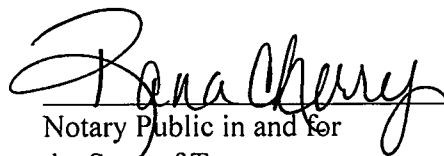



Notary Public in and for
the State of Texas

STATE OF TEXAS §
 §
COUNTY OF ANGELINA §

This instrument was acknowledged before me on the 17th day of December, 2019, by Ray Harlow.




Notary Public in and for
the State of Texas

AFTER RECORDING RETURN TO:

John D. Stover
1616 S. Chestnut
Lufkin, Texas 75901

EXHIBIT A

to

SPECIAL WARRANTY DEED

Description of Property

Being 0.50 acres, more or less, out of the John Evans Survey, 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 EVANS SURVEY, 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 Filing in:
Angelina County
On: Jan 06, 2020 at 02:11P