

# Smith County



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Filed for Record in  
Smith County, Texas  
6/5/2015 4:11:23 PM  
Fee: \$30.00  
20150100025363

**AFFIDAVIT**

Deputy -Denise Avery

I hereby certify that this  
instrument was filed and duly  
recorded in the Official Public  
Records of Smith County, Texas

  
Keren Phillips  
County Clerk



**AFFIDAVIT**

I, Teresa K. Jones, swear or affirm:

1. That I currently reside at 14763 County Road 424 Lot 321, Lindale, Texas, 75771.
2. That I am a member in good standing of the State Bar of Texas, card #24087816.
3. That I am a member in good standing of the Oklahoma Bar Association, Bar #22190.
4. That a transfer of real property from William F. and Reba C. Taylor to the Bass Lake Christian Retirement Community, a Texas non-profit organization, occurred on or about February 25, 2009.
5. That the above mentioned transferred real property is located at 14763 County Road 424, Lindale, Texas, and consists of 15.907 acres.
6. That the Warranty Deed for the above mentioned property transfer was properly recorded under County Clerk's Document Number 2009-R00009603 in the Official Public Records of the Real Property of Smith County, Texas on or about March 4, 2009.
7. That the attached copy of the Ammended [sic] Terms for Property Transfer between William F. and Reba C. Taylor and the Bass Lake Christian Retirement Community should have been recorded with the Warranty Deed dated February 25, 2009 to identify and record the easements contain therein.
8. That the Ammended [sic] Terms for Property Transfer is attached as "Exhibit A".

I SWEAR OR AFFIRM THAT THE ABOVE AND FOREGOING REPRESENTATIONS ARE TRUE AND CORRECT TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

6-5-15      Teresa K Jones

Date                      Teresa K. Jones

STATE OF TEXAS  
COUNTY OF SMITH

I, the undersigned Notary Public, do hereby affirm that Teresa K. Jones personally appeared before me on the 5<sup>th</sup> day of June, 2015, and signed the above Affidavit as her free and voluntary act and deed.

Dionne Johnson  
Notary Public




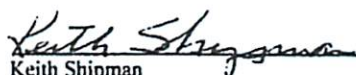

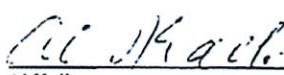
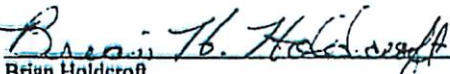
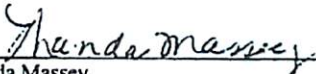


AMMENDED TERMS FOR PROPERTY TRANSFER

WILLIAM F. TAYLOR AND REBA C. TAYLOR AND BASS LAKE CHRISTIAN RETIREMENT COMMUNITY

Listed below are the terms of agreements between William F. and Reba C. Taylor and the BASS LAKE CHRISTIAN RETIREMENT COMMUNITY (RV park members only) to complete the land transfer of 15.90<sup>+</sup> acres of the RV Park to the BASS LAKE CHRISTIAN RETIREMENT COMMUNITY (BLCRC).

1. William and Reba Taylor will relinquish lots #306 and #318 to BLCRC to cover the cost of bringing water to the southeast corner of the property from the Texas Water System Inc. If the sale of the lots is more than the total cost of bringing the water, the excess will be returned to the Taylors. If the water system costs more than the sale of the two lots, BLCRC will assume the additional cost.
2. BLCRC members will be allowed to continue using the Activity Building for three (3) years following the land transfer and longer if the building is available.
3. Members of the BLCRC will continue to have full access to Bass Lake, the hiking trails and areas surrounding the lake for recreational purposes.
4. The BLCRC will allow access to any new developments beyond the western boundary using the roadway that extends along the southern boundary of the property. Any new developments will share in maintaining this access road.
5. The Taylors will pay for the survey of outer perimeter of land being transferred.
6. BLCRC will not be responsible for the cost of utilities and/or waste management on land beyond its jurisdiction.
7. No dues will be assessed to Bill or Reba Taylor. The original investor, Tommye Sue Keith, Lot #304, will not be assessed dues for two (2) years. If Lot #304 has not been sold after two (2) years, BLCRC will reassess and reevaluate assessment of dues.
8. 25' Right of Way on west side of RV Park to be restricted to:  
 No buildings  
 No obstructions that would hinder air traffic
9. BLCRC acknowledges the air strip is there and accepts that there may be air traffic in the future. The use of it will not be contested by BLCRC or suit brought by BLCRC against Bill or Reba Taylor.

BLCRC Board of Directors

	2-2-09		1-29-09
Ed Soltes	Date	Keith Shipman	Date
	1-17-09		1-17-09
Tom Abrahamsen	Date	Al Kalb	Date
	1-22-09		2-2-09
Brian Holdercroft	Date	Wanda Massey	Date
			1-17-09
William F. Taylor	Date	Reba C. Taylor	Date