

Smith County
Judy Carnes
County Clerk
Tyler Tx 75702



70 2009 00009603

Instrument Number: 2009-R00009603

As

Recorded On: March 04, 2009

Recordings - Land

Parties: TAYLOR WILLIAM F ETUX

Billable Pages: 5

To BASS LAKE CHRISTIAN RETIREMENT COMMUNITY

Number of Pages: 6

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

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

Recordings - Land	32.00
Total Recording:	32.00

***** 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: 2009-R00009603

Receipt Number: 502579

Recorded Date/Time: March 04, 2009 11:07:40A

User / Station: D Hawkins - Cash Station 2

Record and Return To:

PATRICK LAW OFFICES

PO BOX 938

LINDALE TX 75771



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

Judy Carnes

County Clerk
Smith County, Texas

5
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.

Date: FEBRUARY 25, 2009

Grantor: WILLIAM F. TAYLOR and wife, REBA C. TAYLOR

Grantor's Mailing Address: 23425 FM 1995, LINDALE TX 75771

Grantee: BASS LAKE CHRISTIAN RETIREMENT COMMUNITY, a Texas nonprofit Corporation

Grantee's Mailing Address: c/o Ed Soltes, President, 14763 CR 424. LINDALE TX 75771

Consideration:

Cash and other good and valuable consideration.

Property (including any improvements):

All that certain 15.907 acre tract of land situated in the James H. Sanders Survey, A-861, Smith County, Texas and being more particularly described in Exhibit A attached hereto and incorporated herein for all purposes.

Reservations from Conveyance:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, other than liens and conveyances, that affect the Property

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2009, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.


Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold

it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

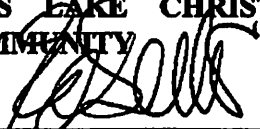
When the context requires, singular nouns and pronouns include the plural.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HERETO, AND AT THE SPECIFIC REQUEST OF THE PARTIES WITHOUT TITLE INSURANCE. THE PARTIES ASSUME ALL RISK OF DEFECTS AND ENCUMBRANCES WHICH SUCH TITLE INSURANCE WOULD INSURE AGAINST. THE PARTIES BY SIGNING OR ACCEPTING THIS INSTRUMENT RELEASE AND HOLD DENISE PATRICK, ATTORNEY, HARMLESS FROM ANY AND ALL LIABILITY IN CONNECTION WITH ANY SUCH DEFECTS AND ENCUMBRANCES.


WILLIAM F. TAYLOR


REBA C. TAYLOR

ACCEPTED BY:
BASS LAKE CHRISTIAN RETIREMENT
COMMUNITY


By: ED SOLTES, President

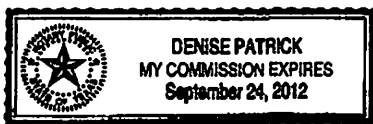

By: TOM ABRHAMSEN, Vice-president

(Acknowledgement)

STATE OF TEXAS)

COUNTY OF SMITH)

The foregoing instrument was acknowledged before me on the 25th day of **FEBRUARY, 2009** by **WILLIAM F. TAYLOR** and wife, **REBA C. TAYLOR**.



Denise Patrick
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS)

COUNTY OF SMITH)

The foregoing instrument was acknowledged before me on the 25th day of **FEBRUARY, 2009**, by **ED SOLTES**, President of **BASS LAKE CHRISTIAN RETIREMENT COMMUNITY**, on behalf of said Texas nonprofit corporation.



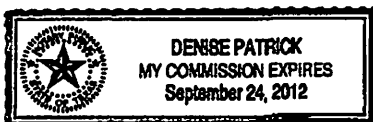
Denise Patrick
Notary Public, State of Texas

(Acknowledgement)

STATE OF TEXAS)

COUNTY OF SMITH)

The foregoing instrument was acknowledged before me on the 25th day of **FEBRUARY, 2009**, by **TOM ABRAHAMSEN**, Vice- president of **BASS LAKE CHRISTIAN RETIREMENT COMMUNITY**, on behalf of said Texas nonprofit corporation.



Denise Patrick
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Patrick Law Offices
POB 938
Lindale TX 75771

EXHIBIT A

PAGE ONE OF TWO

**FIELD NOTES FOR 15.907 ACRES
JAMES H. SANDERS SURVEY, ABSTRACT NO. 861
SMITH COUNTY, TEXAS**

All that certain tract or parcel of land, being 15.907 acres situated in the James H. Sanders Survey, Abstract No. 861, Smith County, Texas, also part of that certain called 3.515 acre tract described in a deed from Robert Allen Dumas et ux to William F. Taylor et ux, dated April 8, 1998, recorded in Volume 4287, Page 235 and being part of that certain called 107.793 acre tract described in a deed from Jerry Durant et ux to William F. Taylor et ux, dated April 25, 1997, recorded in Volume 3949, Page 715 of the Deed Records of Smith County, Texas. Said 15.907 acres being more completely described as follows, to-wit:

Bearings are based on true north as determined by magnetic compass in a previous survey dated September, 1988 (declination equals 6 degrees 30 minutes east).

BEGINNING at a P.K. Nail (set) for the southeast corner of the above mentioned Taylor 3.515 acre tract, same being the northeast corner of Lot 1 of Justin Acres recorded in Cabinet B, Slide 341-A of the Plat Records of Smith County, being in the southerly east line of the above mentioned James H. Sanders Survey and being in the center of the oiled surface of County Road 424, a 1/2" Iron Rod (found for reference) bears West, 30.00 feet;

THENCE West, with the south line of said Taylor 3.515 acre tract and with the north line of Lots 1 and 5 of the above mentioned Justin Acres, a distance of 955.08 feet to a 1/2" Iron Rod (set) for the southwest corner of the herein described tract, a 1/2" Iron Rod (found) for the southwest corner of said Taylor 3.515 acre tract bears West, 1203.23 feet;

THENCE North 00 degrees 31 minutes 37 seconds West, across said Taylor 3.515 acre tract and the above mentioned Taylor 107.793 acre tract, a distance of 1092.32 feet to a 1/2" Iron Rod (set) for the northwest corner of the herein described tract;

THENCE East, a distance of 625.71 feet to a 1/2" Iron Rod (set) for the northeast corner of the herein described tract, being in the east line of said Taylor 107.793 acre tract and being in the west line of the John Patrick Halpin called 57.556 acre tract recorded in Volume 5514, Page 140, a 3/4" Iron Pipe (found) for an ell corner in the east line of said Taylor 107.793 acre tract bears North 00 degrees 31 minutes 37 seconds West, 1188.63 feet;

THENCE South 00 degrees 31 minutes 37 seconds East, a distance of 810.00 feet to a 2" Iron Pipe (found) for an ell corner in the east line of said Taylor 107.793 acre tract, same being the southwest corner of the above mentioned Halpin 57.556 acre tract and being in the north line of the Servants on Wheels Ever Ready called 1.907 acre tract recorded in Volume 4787, Page 256, the northeast corner of said 1.907 acre tract bears South 89 degrees 25 minutes 32 seconds East, 331.70 feet, from said northeast corner of 1.907 acre tract a 1/2" Iron Rod (found for reference) bears North 89 degrees 25 minutes 32 seconds West, 30.00 feet;

THENCE North 89 degrees 52 minutes 49 seconds West, a distance of 80.61 feet to a 1/2" Iron Rod (found) for the northwest corner of the above mentioned 1.907 acre tract;

THENCE South 00 degrees 07 minutes 15 seconds East, a distance of 203.68 feet to a 1/2" Iron Rod (found) for the southwest corner of said 1.907 acre tract;

EXHIBIT A

PAGE TWO OF TWO

THENCE North 89 degrees 58 minutes 27 seconds East, a distance of 412.07 feet to a P.K. Nail (set) for the southeast corner of said 1.907 acre tract, being in the east line of said Taylor 107.793 acre tract, being in the southerly east line of said James H. Sander Survey and being in the center of the oiled surface of the above mentioned County Road 424, a 1/2" Iron Rod (set for reference) bears South 89 degrees 58 minutes 27 seconds West, 30.00 feet and a 1/2" Iron Rod (set for reference) bears South 76 degrees 00 minutes 54 seconds West, 30.90 feet;

THENCE South 00 degrees 03 minutes 30 seconds East, with the southerly east line of said James H. Sanders Survey and along the oiled surface of said County Road 424, pass the southeast corner of said Taylor 107.793 acre tract, same being the northeast corner of said Taylor 3.515 acre tract, continue a total distance of 78.99 feet to the **PLACE OF BEGINNING**, containing 15.907 acres of land.