

Henderson County
Mary Margaret Wright
County Clerk
Athens, TX 75751

Instrument Number: 2020-00003773

As

Recorded On: 03/17/2020 11:55 AM Recordings - Land

Parties: BROWN JERRY

To: BARNWELL DANTE

Number of Pages: 3 Pages

Comment:

(Parties listed above are for Clerks reference only)

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

Total Recording: 30.00

File Information:

Document Number: 2020-00003773

Receipt Number: 2020-04574

Recorded Date/Time: 03/17/2020 11:55 AM

Recorded By: Janice Hankins

*****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.

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



A handwritten signature in cursive script, appearing to read "Mary Margaret Wright".

County Clerk
Henderson County, Texas

Record and Return To:

SUMMIT VENTURES LLC
9811 W. CHARLESTON # 2-683

LAS VEGAS, NV 89117



Recording requested by Summit Ventures LLC and

when recorded, please return this deed

Summit Ventures LLC

9811 W. Charleston #2-683

Las Vegas, NV 89117

APN: R000030430

For recorder's use

Warranty Deed

For a valuable consideration, receipt of which is hereby acknowledged, I(We

Jerry Brown

(Name Of Grantor(s))

Hereby remise and grant to

Dante Barnwell (single Male)

848 N. Rainbow Blvd #118 Las Vegas, NV 89107

(Name Of Grantee(s))

the following real property situated in the County of Henderson, state of Texas:

Lot: LT 429, AB 1 J M ACOSTA SUR, BRIERWOOD BAY SUBD, LT 429

Subject to all restrictions, taxes, conditions and covenants and to all legal highways and easements.

TO HAVE AND TO HOLD the above described property, together with all appurtenances and privileges thereunto belonging unto the party of the second part in fee simple, with the remainder to its successors and assigns forever.

Grantor hereby releases and relinquishes unto Grantee, it's successors and assigns, all of it's right, title, interest in and to the above described property, including dower and curtesy and all exemptions allowed by law, and hereby covenants to and with said Grantee, it's successors and assigns, that it is lawfully seized in fee simple title to said property and has good right to convey the same as herein done; that no liens or encumbrances have been placed on the property while owned by the Grantor, and will forever defend title.

IN WITNESS WHEREOF, I have set my hand on the foregoing Deed of Conveyance on this day and date first above written

Date: Mar 03-2020

Jerry Brown
Jerry Brown
Grantor

STATE OF TEXAS, COUNTY OF DALLAS)ss:

On 3-3, 2020, before me, VICKI TALKINGTON, a notary public in and for said state personally appeared JERRY BROWN, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal

Vicki Talkington
NOTARY PUBLIC
My commission expires 8-15-20

