

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

THE STATE OF TEXAS ()

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BROWN ()

That BROWN COUNTY, acting through the presiding officer of its governing body, duly authorized by resolution of the Commissioner's Court of Brown County, Texas which is duly recorded in the Official Minutes of said county, hereinafter called "Grantor" whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

**CONNELL CEMETERY ASSOCIATION**

herein referred to as, "Grantee", whether one or more, whose mailing address is: 3395 CR 315, Early, Texas 76802 of the County of Brown, State of Texas, all of the following described real property in Brown County, Texas, to- wit:

**All of that certain 1.50 acre tract, or parcel of land being out of the I.F. Rosseau Survey No. 14, Abstract No. 801, being situated in Brown County, Texas, and being the same land as conveyed from ML Cleveland to Brown County Judge dated March 10, 1890, being of record in Volume 32, Page 521, of the Deed Records of Brown County, Texas, known as the Connell Cemetery and is further described as follows;**

**BEGINNING at a 2 1/2" steel fence corner post being the East Corner of said Cemetery and an Interior Corner of a 40 acre tract as described in a Deed of 40 acres to Joe Scott and Collene Scott, for the East Corner of this;**

April 29, 2019  
(Exhibit # 15)

THENCE South 44 degrees 19 minutes 09 seconds West, with southeasterly line of said Cemetery and Interior Line of said 40 acre tract, 156.73 feet, (deed call 152.76 feet) to a 2 1/2" steel fence corner post being a Interior Corner of said 40 acre tract, the South Corner of said Cemetery, for the South Corner of this;

THENCE North 44 degrees 44 minutes 06 seconds West, with fence line along the southwesterly line of said Cemetery being common line of said 40 acre tract, 416.67 feet, (deed call 416.67 feet) to the West Corner of said Cemetery and a Northern Corner of said 40 acre tract, for the West Corner of this;

THENCE North 44 degrees 19 minutes 08 seconds East, with northwesterly line of said Cemetery 156.68 feet, (deed call 152.78 feet) to the North Corner of said Cemetery for the North Corner of this;

THENCE South 44 degrees 44 minutes 27 seconds East crossing County Road No. 315, and continuing with a total distance of 416.67 feet to the PLACE OF BEGINNING and calculated to contain 1.5 acre of land in area.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this the 5th day of August, 2019.

BROWN COUNTY

By: 

PAUL D. LILLY, County Judge

THE STATE OF TEXAS ()

COUNTY OF BROWN ()

This instrument was acknowledged before me on this the 5<sup>th</sup> day of August, 2019, by PAUL D. LILLY, County Judge of Brown County, Texas, on behalf of said county and in the stated capacity.



*Charla Jo Airheart*  
Notary Public, State of Texas

When recorded, please return to:  
West and McNeese

Prepared in the Law Office of:  
E. Ray West, III  
West & McNeese, PLLC  
201 S. Broadway  
Brownwood, TX 76801

SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 1904781

FILED FOR REGISTRATION AUGUST 12, 2019 03:41PM 3PGS \$34.00

SUBMITTER: BROWN COUNTY ABSTRACT CO INC

RETURN TO:

BROWN COUNTY ABSTRACT CO INC  
201 S BROADWAY  
BROWNWOOD TX 76801

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

110



H340019M PAGE ONE OF THREE:

P.O. Box 1909  
117 Vick Dr.  
Brownwood, Texas 76804

Phone: 325-646-3036  
Fax: 325-643-2312  
E Mail: kingland@verizon.net

## King Land Surveying

TBPLS Firm No. 10098200  
Elected County Surveyor of Brown County

THE STATE OF TEXAS:

COUNTY OF BROWN: FIELD NOTES AND ATTACHED PLAT OR MAP MADE FOR  
BROWN COUNTY

All of that certain 1.50 acre tract, or parcel of land being out of the I.F. Rosseau Survey No. 14, Abstract No. 801, being situated in Brown County, Texas, and being the same land as conveyed from ML Cleveland to Brown County Judge dated March 10, 1890, being of record in Volume 32, Page 521, of the Deed Records of Brown County, Texas, known as the Connell Cemetery and is further described as follows;

BEGINNING at a 2 ½" steel fence corner post being the East Corner of said Cemetery and a Interior Corner of a 40 acre tract as described in a Deed of 40 acres to Joe Scott and Collene Scott, for the East Corner of this;

THENCE South 44 degrees 19 minutes 09 seconds West, with southeasterly line of said Cemetery and Interior Line of said 40 acre tract, 156.73 feet, (deed call 152.76 feet) to a 2 ½" steel fence corner post being a Interior Corner of said 40 acre tract, the South Corner of said Cemetery, for the South Corner of this;

THENCE North 44 degrees 44 minutes 06 seconds West, with fence line along the southwesterly line of said Cemetery being common line of said 40 acre tract, 416.67 feet, (deed call 416.67 feet) to the West Corner of said Cemetery and a Northern Corner of said 40 acre tract, for the West Corner of this;

THENCE North 44 degrees 19 minutes 08 seconds East, with northwesterly line of said Cemetery 156.68 feet, (deed call 152.78 feet) to the North Corner of said Cemetery for the North Corner of this;

THENCE South 44 degrees 44 minutes 27 seconds East, crossing County Road No. 315, and continuing with a total distance of 416.67 feet to the PLACE OF BEGINNING and calculated to contain 1.5 acre of land in area.

THE ABOVE FIELD NOTES AND ATTACHED PLAT OR MAP represents the results of an on the Ground Survey, that all lines and corners are marked as described above or shown on the Attached Plat or Map which is hereby made a part of this, that said property has access to and from a dedicated roadway as described above, or shown on said Plat or Map that said property is on NAD 83, NAVD 88 coordinate system and was determined by GPS methods from a VRS base and that the scale factor shown on said Plat or Map has been applied.



Don T. King Registered Professional Survey of The State of Texas  
Elected County Surveyor of Brown County, Texas



Through Tax Year  
2018

# TAX CERTIFICATE

Certificate #  
28300

**Issued By:**

BROWN COUNTY APPRAISAL DISTRICT  
403 FISK ST 325-643-5676  
BROWNWOOD, TX 76801

Property Information	
Property ID: 63793	Geo ID: A0801-0020-00
Legal Acres: 1.5037	
Legal Desc: I F ROSSEAU, SURVEY 14, ABSTRACT 801, ACRES 1.5037	
Situs: 3395 CR 315 EARLY, TX 76802	
DBA:	
Exemptions: EX-XV	

Owner ID: 44830 100.00%  
CONNELL CEMETERY  
CR 315  
EARLY, TX 76802

For Entities	Value Information
BROWN COUNTY	Improvement HS: 0
EARLY ISD	Improvement NHS: 0
ROAD & FLOOD	Land HS: 0
	Land NHS: 6,230
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value: 6,230

YEAR INST  
2019 1902551 PAGE 3 OF 6

### Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 04/24/2019

Total Due if paid by: 04/30/2019

0.00

<b>Tax Certificate Issued for:</b>	<b>Taxes Paid in 2018</b>
BROWN COUNTY	0.00
EARLY ISD	0.00
ROAD & FLOOD	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

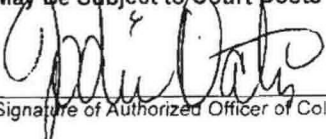
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 04/24/2019  
Requested By: KING, DON DBA  
Fee Amount: 10.00  
Reference #:

  
Signature of Authorized Officer of Collecting Office

*PROP ID No. 63793*

**FROM COUNTY SURVEYOR**

**THERE IS NO TAX FORM FOR THIS PROPERTY DUE TO  
THE OWNERSHIP IS**

**BROWN COUNTY, TEXAS**



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Don King Elected County Surveyor of Brown County, Texas





H340019

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SHARON FERGUSON

COUNTY CLERK



200 SOUTH BROADWAY, SUITE 101  
BROWNWOOD TX 76801

PHONE (325) 643-2594

**DO NOT DESTROY**  
**WARNING-THIS IS PART OF THE OFFICIAL RECORD**

INSTRUMENT NO. 1902551

FILED FOR REGISTRATION APRIL 30, 2019 09:44AM 5PGS \$42.00

SUBMITTER: CONNELL CEMETERY ASSN

RETURN TO:

CONNELL CEMETERY  
PLAT - VOL 5 PG 289-290

I hereby certify that this instrument was FILED in file number Sequence on the date and at the time stamped heron by me, and was duly RECORDED in the Official Public Records of Brown County, Texas.

By: Sharon Ferguson

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW