

QUITCLAIM DEED

Date: 10/19/2022

Grantor: Marcos Brandon Valdez and Ellen Valdez

Grantor's Mailing Address: 1275 E. Magnolia Avenue, Fort Worth, Texas, 76104

Grantee: Ruben Davila Bertadillo and Martha Griselda Mercado Ramirez

Grantee Mailing Address: 1311 7th Avenue, Fort Worth, Texas 76104, Tarrant County, Texas.

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

Being a lot, tract or parcel of land situated in the Lewis Moore Survey, Abstract No. 1093, City of Fort Worth, Tarrant County, Texas, and being a portion of Milano Avenue (50 foot right of way) dedicated by Plat, Lake View Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Volume 204, Page 5, Map/Plat Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner being the intersection of the North right of way line of E. Magnolia Avenue (50 foot right of way) and the West right of way line of Milano Avenue (50 foot right of way), said corner being the Southeast corner of Lot 8, Block 25 of LakeView Addition, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Plat thereof recorded in Volume 204, Page 87, Plat Records, Tarrant County, Texas, said corner being the Southeast corner of a tract of land conveyed to Marcos Brandon Valdez, a married man by General Warranty Deed recorded in Instrument No. D221269474, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 14 minutes 13 seconds West along the East line of said Valdez tract, a distance of 177.37 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Valdez tract, said corner being along the South right of way line of Leon Street (50 foot right of way);

THENCE South 80 degrees 00 minutes 55 seconds East, a distance of 51.51 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of Lot 2, Block 26 of said Lake View Addition (204,5), said corner being the Northwest corner of a tract of land conveyed to Ruben Davila Bertadillo and Martha Griselda Mercado Ramirez by Warranty Deed with Vendor's Lien recorded in Instrument No. D221304621, Official Public Records, Tarrant County, Texas;

THENCE South 00 degrees 01 minutes 55 seconds East along the West line of said Bertadillo tract, a distance of 168.31 feet to a point for corner, said corner being along the North line of said E. Magnolia Avenue;

THENCE South 89 degrees 50 minutes 08 seconds West along the North line of said E. Magnolia Avenue, a distance of 50.00 feet to the POINT OF BEGINNING and containing 8,695 square feet or 0.1996 acres of land.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.



D223088103

05/22/2023 10:30 AM

Page: 1 of 3

Fees: \$27.00

DEED

SUBMITTER: RUBEN DAVILA BERTADILLO

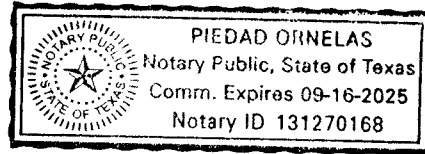
Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

Grantee Signature *Martha* Date 5-20-23
Name and Title: Martha Griselda Mercado Ramirez (Owner)

STATE OF TEXAS
COUNTY OF ~~DALLAS~~
tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Martha Griselda Mercado Ramirez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of May, 2022.

Piedad Ornelas
Notary Public in and for Dallas County, Texas
tarrant



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
05/22/2023 10:30 AM

D223088103
DEED
Pages: 3
Fees: \$27.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

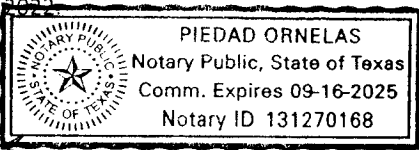
Grantor Signature [Signature] Date 5-20-23
Name and Title: Marcos Brandon Valdez

STATE OF TEXAS
COUNTY OF ~~DALLAS~~
Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Marcos Brandon Valdez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of May, 2022.

[Signature]
Notary Public in and for Dallas County, Texas.



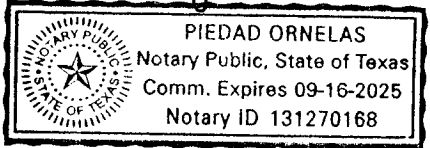
Grantor Signature [Signature] Date 5/20/23
Name and Title: Ellen Valdez

STATE OF TEXAS
COUNTY OF ~~DALLAS~~
Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ellen Valdez, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of May, 2022.

[Signature]
Notary Public in and for Dallas County, Texas.



Grantee Signature [Signature] Date 5-20-23
Name and Title: Ruben Davila Bertadillo (Owner)

STATE OF TEXAS
COUNTY OF ~~DALLAS~~
Tarrant

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Ruben Davila Bertadillo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20th day of May, 2022.

[Signature]
Notary Public in and for Dallas County, Texas.

