

THIS CONVEYANCE IS MADE SAVE AND EXCEPT THE FOLLOWING RESERVATION:
There is hereby reserved unto GRANTORS, their heirs and assigns, all reservations, conveyances, and a maintenance easement to allow Seller access to the Property to maintain GRANTOR's fence and other structures along the north side of the Property.

Reservations from Conveyance:

NONE.

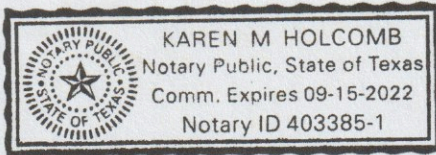
Exceptions to Conveyance:

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 in validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights, obligations, and other matters arising from and existing as the same appear of record in the Office of the County Clerk of the County in which the above described property is situated.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

TO BE EFFECTIVE this 20th day of **JULY**, 2022.



GRANTOR:

[Signature]
WILLIAM D. NORTHERN

[Signature]
ELIZABETH M. E. NORTHERN

ACKNOWLEDGMENT

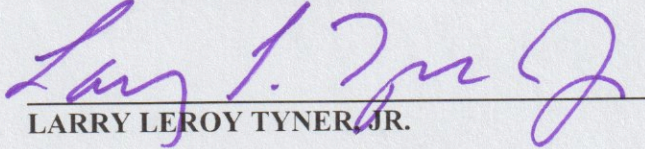
THE STATE OF TEXAS §

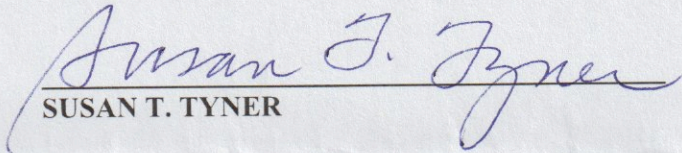
COUNTY OF TARRANT §

The foregoing instrument was acknowledged before me on the 20th day of **JULY**, 2022, by **WILLIAM D. NORTHERN AND ELIZABETH M. E. NORTHERN.**

[Signature]
NOTARY PUBLIC, STATE OF Texas
MY COMMISSION EXPIRES: 09/15/2022

ACKNOWLEDGED AND ACCEPTED:


LARRY LEROY TYNER, JR.


SUSAN T. TYNER

AFTER RECORDING, RETURN TO:

LARRY LEROY TYNER, JR. AND
SUSAN T. TYNER
4000 W. 6TH STREET
FORT WORTH, TEXAS 76107

EXHIBIT "A" - LEGAL DESCRIPTION

BEING the north half of a 12.5ft wide alley adjoining Lots 3 and 4, Block 12, Ryan Place Addition, Fort Worth, Tarrant County, Texas according to the Plat recorded in Volume 310, Page 83 of the Deed Records of Tarrant County, Texas (DRTC), said Lots 3 and 4 are the as described in the Deed to William D Northern and Elizabeth M.E. Northern recorded in D220189618 DRTC, said tract being tied to the Texas Coordinate System, North Central Zone, NAD 83, using RTK surveying methods tied to the SmartNet Network reference Station 2308, bearings are grid and distances are horizontal ground measurements, said tract being more particularly described as follows:

BEGINNING at a point in the center of the said alley from which a found 1/2inch iron pin bears S39°03'44"E, 8.00ft. said iron pin being the northeast corner of a 5ft x 5ft clip of the intersection of the north-south 15ft wide alley and the east portion of the 12.5ft wide east-west alley adjoining Lot 5, Block 12, Ryan Place Addition according to the said Plat;

THENCE N0°24'08"W, 6.25ft to a point in the south line of the said Lot 3;

THENCE N89°35'52"E, with the south line of the said Lots 3 and 4, 140.00ft to the southeast corner of Lot 4 and being in the west right-of-way of 6th Avenue as shown by said Plat;

THENCE S0°24'08"E, 6.25ft to a point in the center of the said alley;

THENCE S89°35'52"W, with the center of the said alley, 140.00ft to the place of beginning and containing 875 square feet of land.