D222199678 08/10/2022 10:43 AM Page: 1 of 4 Fee: \$31.00 Submitter: McKNight Title Electronically Recorded by Tarrant County Clerk in Official Public Records

GF# VL-22-6167

DEED WITHOUT WARRANTY

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE 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.

THE STATE OF TEXAS	ş	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT	ş	a second s

Date: JULY 20, 2022

Grantor:

WILLIAM D. NORTHERN AND ELIZABETH M. E. NORTHERN, HUSBAND AND WIFE

Grantor's Address (including County):

1405 Elizabeth K COUNTY Tarrant

Grantee:

LARRY LEROY TYNER, JR. AND SUSAN T. TYNER, HUSBAND AND WIFE

Grantee's Address (including County):

4000 W. 6TH STREET FORT WORTH, TEXAS 76107 TARRANT COUNTY

Consideration: TEN AND NO/100------(\$10.00)-----DOLLARS; and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: 1405 ELIZABETH BLVD., FORT WORTH, TEXAS 76110

DEED WITHOUT WARRANTY

GF# VL-22-6167

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THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

JULY 20, 2022

Grantor:

Date:

WILLIAM D. NORTHERN AND ELIZABETH M. E. NORTHERN, HUSBAND AND WIFE

Grantor's Address (including County):

1405 Elizabeth Blud. Fort Worth, TX 76110 COUNTY

Grantee:

LARRY LEROY TYNER, JR. AND SUSAN T. TYNER, HUSBAND AND WIFE

Grantee's Address (including County):

4000 W. 6TH STREET FORT WORTH, TEXAS 76107 TARRANT COUNTY

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SEE LEGAL DESCRIPTION AS DESCRIBED ON EXHIBIT "A" - BEING ATTACHED HERETO AND MADE A PART HEREOF FOR ALL INTENDED PURPOSES.

Commonly known as: 1405 ELIZABETH BLVD., FORT WORTH, TEXAS 76110

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
$$20^{th}$$
 day of JULY, 2022



GRANTOR WILLIAM D. NORTHERN

ELIZABETH M. E. NORTHERN

ACKNOWLEDGMENT

THE STATE OF	TEYAS	§
COUNTY OF	TARRANT	\$ §

The foregoing instrument was acknowledged before me on the <u>26th</u> day of JULY, 2022, by WILLIAM D. NORTHERN AND ELIZABETH M. E. NORTHERN.

NOTARY PUBLIC, STATE OF MY COMMISSION EXPIRES

ACKNOWLEDGED AND ACCEPTED:

LARRY LEROY TYNER, JR.

kyner SUSAN T. TYNER

AFTER RECORDING, RETURN TO:

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

GF# VL-22-6167

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 NO"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 \$89°35'52"W, with the center of the said alley, 140.00ft to the place of beginning and containing 875 square feet of land.