

RCAT 200308088 07
STNT / 033051527 R4/10

2548376

4162596 \$17.00 Deed
09/18/03

AFTER RECORDING MAIL TO:

JOHNNY NOSKA
5905 SHANNON ROAD
MESQUITE, TX 75181

Prepared By:
Robertson & Anschutz, P.C.
10333 Richmond Avenue, Suite 550
Houston, TX 77042

GENERAL WARRANTY DEED

STATE OF TEXAS §
COUNTY OF DALLAS § ss.: KNOW ALL MEN BY THESE PRESENTS:
§

THAT DANNY L. PRATHER AND WIFE, JAN B. PRATHER, of Dallas County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by JOHNNY NOSKA and ELIZABETH NOSKA, HUSBAND AND WIFE, hereinafter called "Grantee", whose mailing address is 5905 SHANNON ROAD, MESQUITE, TX 75181, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Hundred Sixty Thousand and no/100 Dollars (~~\$160,000.00~~), of even date herewith, payable to the order of PRIME LENDING, INC., hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to JAMES L. ROBERTSON, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described property located in DALLAS County, Texas hereinafter called "Property", to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.

Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever. AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

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But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns shall be construed to mean "successors and assigns".

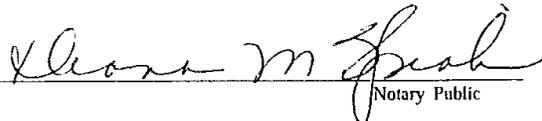
EXECUTED this 11 day of Sept 2003

Danny L. Prather by Hazel Bunch Jan B Prather
DANNY L. PRATHER by his attorney in fact, Hazel Bunch JAN B. PRATHER

INDIVIDUAL(S) ACKNOWLEDGEMENT

STATE OF TEXAS, ROCKWALL County ss:

This instrument was acknowledged before me on Sept. 11, 2023, by **DANNY L. PRATHER AND WIFE, JAN B. PRATHER.**



Notary Public

Printed Name of Notary Public



GF# 03305152

EXHIBIT "A"

BEING a tract of land situated in the City of Mesquite, Texas, being part of the Samuel Haught Survey, Abstract No. 567, being all of a tract of land conveyed to E. Glenn Burns and wife, Linda S. Burns by deed recorded in Volume 80187, Page 0877, Deed Records, Dallas County, Texas, being part of a tract of land conveyed to S. Glenn Burns and wife, Linda A. Burns by deed recorded in Volume 79150, Page 1244, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the Northwesterly right of way line of Shannon Road (a 100' R.O.W. at this point), at the Northwesterly corner of said Burns tract, recorded in Volume 80187, Page 0877 in the center of Harding Branch;

THENCE South 14 degrees 17 minutes 51 seconds East, along the Northwesterly R.O.W. line of said Shannon Road, along the Northeasterly line of said Burns tract, recorded in Volume 80187, Page 0877, a distance of 133.60 feet to an angle point, a 1/2" iron rod found tot corner;

THENCE South 16 degrees 21 minutes 00 seconds East, along the Northwesterly R.O.W. line of said Shannon Road, along the Northeasterly line of said Burns tract, recorded in Volume 80187, Page 0877, and along the Northeasterly line of said Burns tract, recorded in Volume 79157, Page 1244, a distance of 201.60 feet to the Southeasterly corner of said Burns tract recorded in Volume 79157, Page 1244, being the Northeasterly Corner of a called 3.220 acre tract of land conveyed to David L. Shaw by deed recorded in Volume 78186, Page 1787, Deed Records, Dallas County, Texas a 1/2" iron rod found for corner;

THENCE South 81 degrees 29 minutes 00 seconds West, along the Southeasterly line of said Burns tract, recorded in Volume 79157, Page 1244, along the Northeasterly line of said Shaw tract, a distance of 199.80 feet to the Northeasterly line of called 0.60 acre tract of land conveyed by deed to M. M. Farmer, S. Q. Haught, S. A. Haught, Jr. and S. H. Cumby, their heirs and assigns, forever, and dedicated as a cemetery, recorded in Volume 63, Page 639, Deed Records, Dallas County, Texas, a 1/2" iron rod set for corner;

THENCE North 45 degrees 00 minutes 00 seconds West, along the Northeasterly line of said cemetery tract, a distance of 63.80 feet to the Northeasterly corner of said cemetery tract, a 1/2" iron rod set for corner;

THENCE South 66 degrees 30 minutes 00 seconds West along the Northwesterly line of said cemetery tract, a distance of 198.41 feet to the Southeasterly line of said Burns tract, recorded in Volume 79157, Page 1244, being in the Northeasterly line of said Shaw 3.220 acre tract, a 1/2" iron rod set for corner;

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Property Address: 5905 SHANNON MESQUITE, TX 75149

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THENCE 81 degrees 29 minutes 00 seconds West, along the Southeasterly line of said Burns tract, recorded in Volume 79157, Page 1244, along the Northeasterly line of said Shaw 3.220 acre tract, a distance of 55.60 feet to the Southwesterly corner of said Burns tract, recorded in Volume 79157, Page 1244, being in the center of said Harding Branch, a 1/2" iron rod set for corner;

THENCE along said Harding Branch as follows:

North 20 degrees 22 minutes 39 seconds West, a distance of 61.74 feet, a 1/2" iron rod set for corner;

North 13 degrees 11 minutes 16 seconds East, a distance of 26.75 feet, a 1/2" iron rod set for corner;

North 56 degrees 16 minutes 10 seconds East, a distance of 82.74 feet, a 1/2" iron rod set for corner;

North 14 degrees 30 minutes 08 seconds East, a distance of 42.31 feet, a 1/2" iron rod set for corner;

North 39 degrees 06 minutes 35 seconds West, a distance of 51.54 feet, a 1/2" iron rod set for corner;

North 02 degrees 03 minutes 43 seconds East, a distance of 53.10 feet, a 1/2" iron rod set for corner;

North 32 degrees 26 minutes 25 seconds East, a distance of 19.55 feet, a 1/2" iron rod set for corner;

North 56 degrees 22 minutes 29 seconds East, a distance of 83.27 feet, a 1/2" iron rod set for corner;

South 49 degrees 32 minutes 16 seconds East, a distance of 80.19 feet, a 1/2" iron rod set for corner;

North 25 degrees 33 minutes 48 seconds East, a distance of 146.45 feet, a 1/2" iron rod set for corner;

North 80 degrees 56 minutes 35 seconds East, a distance of 60.57 feet, a 1/2" iron rod set for corner;

South 77 degrees 00 minutes 22 seconds East, a distance of 95.08 feet to the PLACE OF BEGINNING and containing 2.89846 acres of land, more or less.

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FILED

2003 SEP 15 PM 3: 21

CYNTHIA FIGUEROA CALHOUN
COUNTY CLERK
DALLAS COUNTY

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.
COUNTY OF DALLAS
STATE OF TEXAS
I hereby certify this instrument was filed on the date and time
stamped hereon by me and was duly recorded in the volume and
page of the named records of Dallas County, Texas as stamped
hereon by me.

SEP 18 2003

COUNTY CLERK, Dallas County, Texas

Cynthia Figueroa Calhoun

