

**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.**

## **WARRANTY DEED**

**DATE:** June 19, 2019

**GRANTOR:** Lone Republic Steak House & Saloon LLC, a Texas limited liability company, by Michael G. Blake and Gregory S. Eberhart, President and Secretary/Treasurer, respectively

**GRANTOR'S MAILING ADDRESS (including County):** 711 CR 1300, Yantis, Wood County, Texas 75497

**GRANTEE:** City of Winnsboro

**GRANTEE'S MAILING ADDRESS (including County):** 501 Main Street, Winnsboro, Wood County, Texas 75494

**CONSIDERATION:** Ten and No/100 (\$10.00) Dollars cash and other valuable consideration.

**PROPERTY (including any improvements):**

**TRACT ONE:**

Being LOT NO. NINE (9) IN BLOCK NO. THREE (3) as shown by the City map of Winnsboro, Texas. Same being the land described in deed from J. L. Cassel and wife, Alta Cassel, to C. Malvin Cain, dated September 6, 1941, recorded in Volume 201, Page 417 Deed Records of Wood County, Texas.

**TRACT TWO:**

Being all that certain lot, tract or parcel of land situated in the GRAY B. KING SURVEY, and being LOT NO. TEN (10) OF BLOCK NO. THREE (3) according to the Map and Plat of the City of Winnsboro, Wood County, Texas. Being the same land described in deed from Margaret Morris Muse, Independent Executrix of the Wills and estates of Alf Morris and Craigie W. Morris, both deceased, to Malvin Cain dated March 23, 1973, recorded in Volume 665, Page 710 Deed Records of Wood County, Texas; and being the same land described in Trustee's Deed to Joe G. Kirby dated July 25, 1977, and recorded in Volume 747, Page 807 Deed Records of Wood County, Texas.

**BEING the same two tracts described in Special Warranty Deed from Howard Laminack to Howard Laminack and Winona Laminack as Trustees for The Howard Laminack and Winona Laminack Revocable Living Trust, dated April 1, 2003, recorded in Volume 1909, Page 287 of the Real Property Records of Wood County, Texas.**

**TRACT THREE:**

**See Exhibit "A" which is attached hereto and incorporated herein for all purposes.**

**RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:**

This conveyance is made subject to all oil, gas and mineral reservations and conveyances, royalty interests, oil, gas and mineral leases, rights-of-way, easements and restrictions, affecting the property hereby conveyed that may appear of record in the office of the County Clerk of Wood County, Texas.

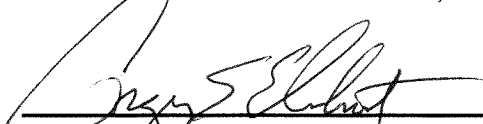
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof except as to the reservations from and exceptions to conveyance and warranty.

**THE IMPROVEMENTS ON THE PROPERTY ARE SOLD "AS IS", WITHOUT ANY WARRANTY, EXPRESS OR IMPLIED, OF HABITABILITY OR FITNESS FOR A PARTICULAR PURPOSE, IT BEING UNDERSTOOD AND AGREED THAT GRANTEE ACQUIRES THE SAID IMPROVEMENTS ON THE PROPERTY SUBJECT TO ANY AND ALL DEFECTS.**

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

**LONE REPUBLIC STEAK HOUSE & SALOON LLC**

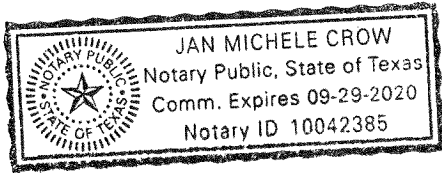
  
\_\_\_\_\_  
**BY: MICHAEL G. BLAKE, President**

  
\_\_\_\_\_  
**BY: GREGORY S. EBERHART, Secretary/Treasurer**

**ACKNOWLEDGMENT**

STATE OF TEXAS        }  
COUNTY OF WOOD      }

This instrument was acknowledged before me on the 16<sup>th</sup> day of June, 2019, by Michael G. Blake and Gregory S. Eberhart, President and Secretary/Treasurer, respectively, of Lone Republic Steak House & Saloon LLC, a Texas limited liability company, on behalf of said company.



[SEAL]

  
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

**Record and Return To:**  
***Tri-County Title, LLC***  
***P. O. Box 1340***  
***Winnsboro, TX. 75494***

114-19

EXHIBIT " A "

TRACT THREE:

All that certain tract lot or parcel of land, a part of the G.B. King Survey A-3, Wood County, Texas, and also being all of Lot 11, Block 3, City of Winnsboro, Wood County, Texas, and being more completely described as follows to wit:

Beginning at Point for Corner at S.R.C. of said Lot 11, being at the intersection of the W.B.L. of Franklin Street and the N.B.L. of an alley, an 'X' Cut in concrete, bears South 89 degrees 27 minutes 40 seconds East, a distance of 2.00 feet for reference;

Thence North 89 degrees 27 minutes 40 seconds West, along the S.B.L. of said Lot 11 and the N.B.L. of said alley, for a distance of 100.11 feet to a Point for Corner at the S.W.C. of said Lot 11, said Point being at the intersection of the E.B.L. of Market Street, an 'X' Cut in concrete, bears North 89 degrees 27 minutes 40 seconds West, a distance of 2.00 feet for reference;

Thence North 00 degrees 31 minutes 25 seconds East, along the W.B.L. of said Lot 11 and the E.B.L. of said street, for a distance of 25.16 feet to a Point for Corner at the N.W.C. of said Lot 11 and the S.W.C. of Lot 12 of said Block; an 'X' Cut in concrete, bears North 89 degrees 25 minutes 41 seconds West, a distance of 2.00 feet for reference;

Thence South 89 degrees 25 minutes 41 seconds East, along the N.B.L. of said Lot 11 and the S.B.L. of said Lot 12, for a distance of 100.58 feet to a Point for Corner at the N.E.C. of said Lot 11 and the S.E.C. of said Lot 12, said Point being in the W.B.L. of Franklin Street, an 'X' Cut in concrete, bears South 89 degrees 25 minutes 41 seconds East, a distance of 2.00 feet for reference;

Thence South 01 degrees 09 minutes 32 seconds West, along the E.B.L. of said Lot 11 and the W.B.L. of said street, for a distance of 25.10 feet to the place of beginning containing 0.0576 acres.