



## 50 YEAR MINERAL RIGHTS SEARCH REPORT

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Order Number:  
79-393351-47

County, State:  
AUSTIN COUNTY,

Effective:  
02/18/2023

Completed:  
03/07/2023

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# 50 YEAR MINERAL RIGHTS SEARCH REPORT

(pg. 2 of 4)

Order #: 79-393351-47 | Completed: 03/07/2023 | Effective: 02/18/2023

## PROPERTY AND OWNERSHIP INFORMATION

Owner's Name(s): CLIFFORD SCHMALRIED; VIVIAN ALISON STURDAVANT; AND DWIGHT WAYNE SCHMALRIED  
APN/Parcel/PIN: R000053149 County: AUSTIN  
R53149  
Legal Description: AS RECORDED IN THE DEED ATTACHED.

## DEED CHAIN

### Instrument 1. PARTITION DEED

Date Recorded: 10/11/1941 Book/Page: 133/377  
Dated: 09/15/1941  
Grantor(s): CHARLES L. SCHMALRIED, ET AL  
Grantee(s): J. B. LESCHIKAR, ET AL

### Instrument 2. PARTITION DEED AND GRANT OF EASEMENT

Date Recorded: 01/21/1988 Book/Page: 576/491  
Dated: 08/29/1986  
Grantor(s): CHARLES L. SCHMALRIED, JR.; EDWARD L. SCHMALRIED; VIOLET M.S. REYNOLDS; DURWOOD D. SCHMALRIED; MINNIE L.S. JAVMIESON; FRANKLIN D. SCHMALRIED; DAVID R. SCHMALRIED  
Grantee(s): CHARLES L. SCHMALRIED, JR.; EDWARD L. SCHMALRIED; VIOLET M.S. REYNOLDS; DURWOOD D. SCHMALRIED; MINNIE L.S. JAVMIESON; FRANKLIN D. SCHMALRIED; DAVID R. SCHMALRIED

### Instrument 3. PROBATE FILINGS

Date Recorded: 07/18/2005 Instrument: 054187  
Dated: 07/01/2005  
Grantor(s): SUZANNE HENDERSON, CLERK PROBATE, TARRANT COUNTY, TX  
Grantee(s): THE ESTATE OF VIOLET M. REYNOLDS

### Instrument 4. QUIT CLAIM DEED

Date Recorded: 02/21/2006 Instrument: 060971  
Dated: 01/18/2006  
Grantor(s): JACK ANDREW REYNOLDS  
Grantee(s): LINDA REYNOLDS BLANSETT

### Instrument 5. QUIT CLAIM DEED

Date Recorded: 03/22/2011 Instrument: 111151  
Dated: 11/19/2010  
Grantor(s): LINDA REYNOLDS BLANSETT  
Grantee(s): DURWOOD SCHMALRIED



# 50 YEAR MINERAL RIGHTS SEARCH REPORT

(pg. 3 of 4)

Order #: 79-393351-47 | Completed: 03/07/2023 | Effective: 02/18/2023

## DEED CHAIN (con't...)

### Instrument 6. EXECUTOR'S DEED

Date Recorded: 03/02/2021

Instrument: 211027

Dated: 02/11/2021

Grantor(s): THE ESTATE OF DURWOOD SCHMALRIED

Grantee(s): CLIFFORD SCHMALRIED; VIVIAN ALISON STURDAVANT; AND DWIGHT WAYNE SCHMALRIED

SAMPLE



**AFX RESEARCH, LLC**

999 Monterey St. Suite 380, San Luis Obispo, CA 93401

Ph: (877) 848-5337 Fax: (800) 201-0620

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**THANK YOU FOR YOUR ORDER**

**For questions, please contact our office at 1-877-848-5337.**

**Order Number:  
79-393351-47**

The Mineral Rights Search provides ownership information for individual(s) or legal entity(ies) regarding mineral rights of a specific property, at least 10 years back and up to present time. The report will verify mineral rights ownership and address information.

Our professional network of trained researchers follow established industry protocols and use client-supplied property information to complete this Mineral Rights Search. The report includes:

- Current deed information (i.e. grantor, grantee, recording dates)
- Full copies of deeds within the search period

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(227. - Partition Deed - Charles Schmalriede, et al to J. B. Leschikar, et al).

STATE OF TEXAS, |

COUNTY OF AUSTIN |

KNOW ALL MEN BY THESE PRESENTS: That Charles Schmalriede of Tarrant

County, Texas, Mrs. Rosalie Leschikar, Mrs. Annie Schupak, Mrs. Josie Leschikar and Mrs. Louise Gross of Austin County, Texas, and Mrs. Lillie Hearn of Dallas County, Texas, are the joint owners in fee simple of a tract of land of 150 acres more or less situated in Austin County,

Texas, and being a part of the Thomas Hill League and being the same land conveyed to Fritz Schmalriede by deed from C. Leschikar dated February 16, 1907 recorded in Vol. 33, page 187 of the deed records of Austin County, Texas, to which reference is here made for all purposes,

and WHEREAS, the said parties own the said land in the following proportions, viz, Mrs. Josie Leschikar and her husband J. B. Leschikar own 2/7 undivided interest and Charles Schmalriede an undivided 1/7 and Mrs. Rosalie Leschikar an undivided 1/7, Mrs. Annie Schupak an undivided 1/7, Mrs. Louise Gross an undivided 1/7 and Mrs. Lillie Hearn an undivided 1/7 according to

an agreement between the parties dated July 20, 1939 and recorded in Vol. 132, page 206 of the Deed Records of Austin County, Texas, and WHEREAS, the parties being desirous of making a

partition of the said land and conveying to each in severalty the portion to which each is entitled went upon the said land and agreed to a division thereof so as to convey to each of the said owners the separate portion to which they are entitled. In consideration of the

premises and their mutual agreements, Charles Schmalriede joined by his wife, Minnie Schmalriede, Mrs. Rosalie Leschikar, joined by her husband, K. C. Leschikar, Mrs. Josie Leschikar joined by her husband, J. B. Leschikar, Mrs. Annie Schupak joined by her husband, Willie Schupak, Mrs. Louise Gross joined by her husband, Robert L. Gross and Mrs. Lillie Hearn joined

by her husband, J. M. Hearn, have covenanted, granted, concluded and agreed and do by these presents, covenant, grant, conclude and agree, each for himself and themselves, his and her

heirs and assigns that a partition of the said lands be made as follows, viz: FIRST: The said Charles Schmalriede shall henceforth have, hold, possess and enjoy in severalty by himself and to him and his heirs and assigns forever as his part, share and proportion of the said

lands and premises all of that tract and portion of the said Schmalriede 150 acre tract described as follows: BEGINNING at the S.W. corner of the said Schmalriede tract a stake in the center of the New Ulm Road; THENCE N. 43 deg. E. with the W. line of the said Schmalriede

tract 147 4/7 vrs. to a stake in the center of road; THENCE S. 47 deg. E. parallel with the S. line of the said tract 820 vrs. to stake on the East line of said tract; THENCE S. 43 deg. W. 147 4/7 vrs. to the S.E. corner thereof; THENCE N. 47 deg. W. 820 vrs. to the place of

beginning, containing 21 3/7 acres, more or less, and the other parties hereto do grant, release confirm and quit claim unto the said Charles Schmalriede the premises above described

TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances thereto unto the said Charles Schmalriede, his heirs and assigns forever.

SECOND: The said Mrs. Louise Gross shall henceforth, have, hold, possess and enjoy in severalty by herself and to her and her heirs and assigns forever as her part, share and proportion of the said lands and premises all of that tract and portion of the said Schmalriede 150 acre

tract described as follows: BEGINNING at the N.W. corner of the said Schmalriede tract a stake in the center of the intersection of the New Ulm road at the Industry-Cat Springs road; THENCE S. 47 deg. E. 136 2/3 vrs. to a stake in the center of Cat-Springs road; THENCE S. 43 deg. W. Parallel with the W. line of the said tract 885 3/7 vrs. to a stake on the N. line of

tract No. 1; THENCE N. 47 deg. W. 136 2/3 vrs. to a stake in the center of New Ulm Road being N.E. corner of Tract No. 1; THENCE N. 43 deg. E. 885 3/7 vrs. to the place of beginning, containing 21 3/7 acres, more or less; and the other parties hereto do grant, release, confirm

and quit claim unto the said Mrs. Louise Gross the premises above described; TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances.

(227).

thereto unto the said Mrs. Louise Gross, her heirs and assigns forever. / THIRD AND FOURTH: The said Mrs. Josie Leschikar and her husband J. B. Leschikar shall henceforth have, hold, possess and enjoy in severalty, by themselves and their heirs and assigns forever as their part, share and proportion of the said lands and premises all of that tract and portion of the said Schmalriede 150 acre tract described as follows: BEGINNING at a stake on the N. line of the Schmalriede tract in the center of the Cat-Spring road 136  $\frac{2}{3}$  vrs. from the N.W. corner of the said tract; THENCE S. 47 deg. E. 273  $\frac{1}{3}$  vrs. to a stake in the center of road; THENCE S. 43 deg. W. 885  $\frac{3}{7}$  vrs. to a stake on the N. line of tract No. 1; THENCE N. 47 deg. W. with the said N line 273  $\frac{1}{3}$  vrs. to a stake being the S.E. corner of tract No. 2; THENCE N. 43 deg. E. 885  $\frac{3}{7}$  vrs. to the place of beginning, containing 42  $\frac{6}{7}$  acres more or less, and the other parties hereto do grant, release, confirm, and quit claim unto the said Mrs. Josie Leschikar and her husband, J. B. Leschikar the premises above described; TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances thereto unto the said Mrs. Josie Leschikar and her husband J. B. Leschikar, their heirs and assigns forever. / FIFTH: The said Mrs. Rosalie Leschikar shall henceforth have, hold, possess and enjoy in severalty by herself and to her heirs and assigns forever as her part, share and proportion of the said lands and premises all of that tract and portion of the said Schmalriede 150 acre tract described as follows: BEGINNING at a stake on the N. line of the Schmalriede tract which stake is in the center of Cat Springs road 410 vrs. from N.W. corner of the said tract; THENCE S. 47 deg. E. 136  $\frac{2}{3}$  vrs. to a stake in center of road; THENCE S. 43 W. 885  $\frac{3}{7}$  vrs. to a stake in the N. line of tract No. 1; THENCE N. 47 deg. W. 136  $\frac{2}{3}$  vrs. to a stake being S.E. corner of tract No. 4; THENCE N. 43 E. 885  $\frac{3}{7}$  vrs. to place of beginning, containing 21  $\frac{3}{7}$  acres more or less and the other parties hereto do grant, release, confirm and quit claim unto the said Mrs. Rosalie Leschikar the premises above described; TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances thereto unto the said Mrs. Rosalie Leschikar, her heirs and assigns forever. / SIXTH: The said Mrs. Lillie Hearn shall henceforth have, hold, possess and enjoy in severalty by herself and to her and her heirs and assigns forever as her part, share and proportion of the said lands and premises all of that tract and portion of the said Schmalriede 150 acre tract described as follows: BEGINNING at a stake on the N. line of the Schmalriede tract which stake is in the center of the Cat Springs road 546  $\frac{2}{3}$  vrs. from the N.W. corner of the said tract; THENCE S. 47 deg. E. 136  $\frac{2}{3}$  vrs. to a stake in the center of road; THENCE S. 43 deg. W. 885  $\frac{3}{7}$  vrs. to a stake on the N. line of tract No. 1; THENCE N. 47 deg. W. 136  $\frac{2}{3}$  vrs. to a stake being the S.E. corner of Tract No. 5; THENCE N. 43 deg. E. 885  $\frac{3}{7}$  vrs. to the place of beginning, containing 21  $\frac{3}{7}$  acres more or less, and the other parties hereto do grant, release confirm and quit claim unto the said Mrs. Lille Hearn the premises above described, TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances thereto unto the said Mrs. Lille Hearn, her heirs and assigns forever. SEVENTH: The said Mrs. Annie Schupak shall henceforth have, hold, possess and enjoy in severalty by herself and to her and her heirs and assigns forever as her part, share and proportion of the said lands and premises all of that tract and portion of the said Schmalriede 150 acre tract described as follows: BEGINNING at a stake on the N. line of the Schmalriede tract in the center of Cat Springs road 683  $\frac{1}{3}$  vrs. from the N.W. corner of the said tract; THENCE S. 47 deg. E. 136  $\frac{2}{3}$  to the N.E. corner of the Schmalriede tract; THENCE S. 43 deg. W. with the E. line of the said tract 885  $\frac{3}{7}$  vrs. to the N.E. corner of tract No. 1; THENCE N. 47 deg. W. 136  $\frac{2}{3}$  vrs. to a stake; being the S.E. corner of tract No. 6; THENCE N. 43 deg. E. 885  $\frac{3}{7}$  vrs. to the place of beginning, containing 21  $\frac{3}{7}$  acres, more or less, and the other parties hereto do grant, release, confirm and quit claim unto the said Mrs. Annie Schupak the premises above

(227).

described; TO HAVE AND TO HOLD the above described premises with all and singular the hereditaments and appurtenances thereto unto the said Mrs. Annie Schupak, her heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands this the 15 th day of September A. D., 1941.

Charles Schmalriede  
Minnie Schmalriede  
K. C. Leschikar  
Rosalie Leschikar

Mrs. Josie Leschikar  
J. B. Leschikar  
Mrs. Annie Schupak  
Willie Schupak

Louise Gross  
Robert L. Gross  
Mrs. Lillie Hearn  
J. M. Hearn

STATE OF TEXAS, |  
COUNTY OF TARRANT | BEFORE ME, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Charles Schmalriede and Minnie Schmalriede wife of Charles Schmalriede known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Minnie Schmalriede, wife of the said Charles Schmalriede, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Minnie Schmalriede acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 18 day of September A. D., 1941.  
(Seal) Frank R. Graves, Notary Public, Tarrant County, Texas.

STATE OF TEXAS, |  
COUNTY OF TARRANT | BEFORE ME, a Notary Public in and for Tarrant County, Texas, on this day personally appeared J. M. Hearn and Lillie Hearn, wife of J. M. Hearn, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Lillie Hearn wife of the said J. M. Hearn, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lillie Hearn acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 27th day of September A. D., 1941.  
(Seal) Frank R. Graves, Notary Public, Tarrant County, Texas.

STATE OF TEXAS, |  
COUNTY OF AUSTIN | BEFORE ME, a Notary Public in and for Austin County, Texas, on this day personally appeared K. C. Leschikar and Rosalie Leschikar wife of K. C. Leschikar, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Rosalie Leschikar, wife of the said K. C. Leschikar, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Rosalie Leschikar acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 6th day of September A. D., 1941.  
(Seal) Ed. Batla, Clerk County Court, Austin County, Texas.

STATE OF TEXAS, |  
COUNTY OF AUSTIN | BEFORE ME, a Notary Public in and for Austin County, Texas, on this day personally appeared Willie Schupak, and Annie Schupak, wife of Willie Schupak, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the

(227).  
 said Annie Schupak, wife of the said Willie Schupak, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Annie Schupak acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 6th day of September, A. D., 1941.

(Seal) Ed. Batla, Clerk, County Court, Austin County, Texas.

STATE OF TEXAS, |  
 COUNTY OF AUSTIN | BEFORE ME, a notary Public in and for Austin County, Texas, on this day personally appeared Robert L. Gross and Louise Gross, wife of Robert L. Gross, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Louise Gross, wife of the said Robert L. Gross, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Louise Gross acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 11th day of October, A. D., 1941.

(Seal) Ed. Batla, Clerk, Co. Court, Austin County, Texas. By Lawrence Dittert, Deputy.

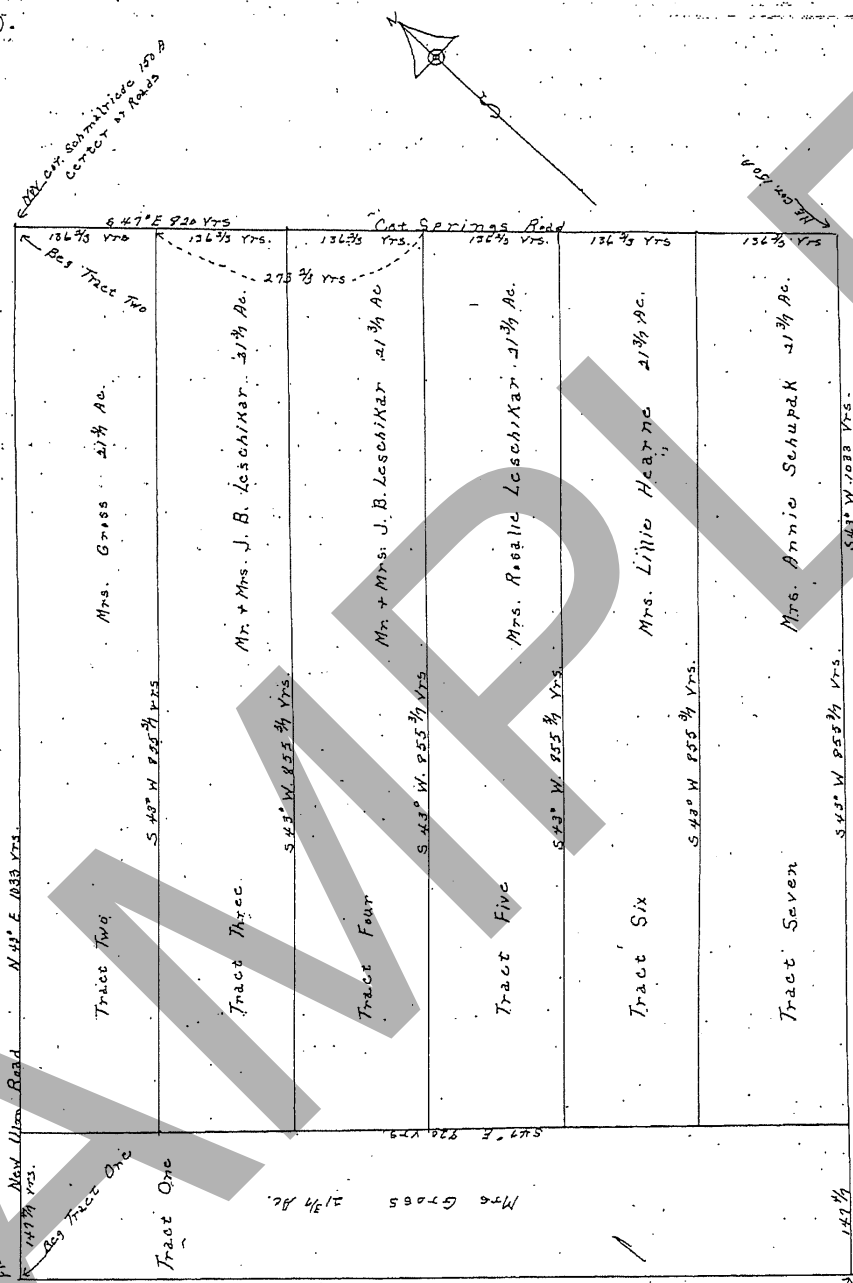
STATE OF TEXAS, |  
 COUNTY OF AUSTIN | BEFORE ME, a Notary Public in and for Austin County, Texas, on this day personally appeared J. B. Leschikar and Mrs. Josie Leschikar, wife of J. B. Leschikar, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Josie Leschikar, wife of the said J. B. Leschikar, having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said Josie Leschikar, acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 6th day of September A. D., 1941.

(Seal) Ed. Batla, Clerk, County Court, Austin County, Texas.



(227)



Filed for Record at 2:30 o'clock P. M., October 11th, 1941. Ed. Batla, Clerk. By Eunice Strauss Deputy. Recorded at 4:50 o'clock P. M., October 17th, 1941.

Ed. Batla, Clerk, County Court, Austin County, Texas

By *Eunice Strauss*, Deputy.

(228. - Warranty Deed - J. M. Hearn, et ux to C. J. Leshikar.)

THE STATE OF TEXAS, I (\$0.55 Revenue Stamps attached and cancelled)

COUNTY OF AUSTIN I KNOW ALL MEN BY THESE PRESENTS: That we, J. M. Hearn and wife Lillie E. Hearn of the County of Dallas, State of Texas, for and in consideration of the sum

STATE OF TEXAS :  
COUNTY OF AUSTIN :

FILE NO. 88 236

PARTITION DEED AND GRANT OF EASEMENT

This deed is made, executed, and delivered by and between:

Charles Leslie Schmalried, Jr.

Edward Lowell Schmalried

Violet Mae Schmalried Reynolds

Durwood Doyle Schmalried

Minnie Lee Schmalried ~~Jamerson~~ Jamieson *m 259*

Franklin Delano Schmalried

David Rowland Schmalried

The parties to this Partition Deed and Grant of Easement own as tenants in common, as the separate property of each, in equal parts, the same being an undivided one-seventh each, fee simple real property situated in Austin County, Texas, and described as follows:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being a 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at a found iron rod in a fence corner and in the Southeast line of Shunka Road, the same being the Northwest corner of said 21.43 acre tract;

Thence South 47° 01' 30" East for a distance of 2285.86 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.65 feet to an iron rod;

Thence North 47° 01' 06" West with a fence, for a distance of 2285.86 feet to an iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 43° 02' West with a fence and the Southeast line of Shunka Road, for a distance of 409.92 feet to the PLACE OF BEGINNING, and containing 21.43 acres of land.

Such property constitutes no part of the business or residential homestead of any of the seven owners of the same, and such property is owned by them as an inheritance from their father, Charles Edward Schmalried.

The parties have agreed upon a partition of such real property so that the interest of each party will in the future be held and owned separately. In order to provide proper means of ingress and egress to the parcels hereinafter conveyed, the seven owners, by execution hereof, hereby give and grant to each other, their heirs and assigns, an easement along and across the most easterly

30 feet of such entire 21.43 acre tract for ingress and egress to the individual tracts hereinafter created.

In consideration of the grant and conveyance to each of the seven owners by the other six, the following conveyances are herein made to the grantees named below and to the heirs and assigns of each, of all the right, title and interest of the other six in and to the real property described for each as follows:

To Charles Leslie Schmalried, Jr.; grantee, and his heirs and assigns:

Tract No. One - 3.072 Acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at a found iron rod in a fence corner and in the Southeast line of Shunka Road, the same being the Northwest corner of said 21.43 acre tract;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.88 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 43° 02' West with a fence and the Southeast line of Shunka Road, for a distance of 409.92 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

To David Rowland Schmalried, grantee, and his heirs and assigns:

Tract No. Two - 3.072 acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 326.55 feet from a found iron rod in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.84 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.88 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

Jamieson <sup>4/11/59</sup>

To Minnie Lee Schmalried ~~Jamerson~~, grantee, and her heirs and assigns:

Tract No. Three - 3.072 Acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at a found iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 653.10 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.80 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.84 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

To Edward Lowell Schmalried, grantee, and his heirs and assigns:

Tract No. Four - 3.072 acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 979.65 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.76 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.80 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

To Durwood Doyle Schmalried, grantee, and his heirs and assigns:

Tract No. Five - 3.072 Acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 1306.20 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.72 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.76 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

To Violet Mae Schmalried Reynolds, grantee, and her heirs and assigns:

Tract No. Six - 3.072 acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 1632.75 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;

Thence North 43° 02' East for a distance of 409.68 feet to an iron rod in a fence line;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.72 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

To Franklin Delano Schmalried, grantee, and his heirs and assigns:

Tract No. Seven - 3.072 Acres:

All that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being more particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30" East 1959.31 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;

Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod in a fence line;

Thence North 43° 02' East with a fence, for a distance of 409.65 feet to a found iron rod in a fence corner;

Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;

Thence South 43° 02' West for a distance of 409.68 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

Each grantee herein named to have and to hold the above described property conveyed to him, together with the tenements, heritable property, and appurtenances belonging unto the said grantee, and his heirs and assigns forever.

In witness whereof, the parties have executed this deed and grant of easement this 29<sup>th</sup> day of August, 1986, in Arlington, Tarrant County, Texas.

Charles Leslie Schmalried  
CHARLES LESLIE SCHMALRIED, Jr.

Edward Lowell Schmalried  
EDWARD LOWELL SCHMALRIED

Violet Mae Schmalried Reynolds  
VIOLET MAE SCHMALRIED REYNOLDS

Durwood Doyle Schmalried  
DURWOOD DOYLE SCHMALRIED

Minnie Lee Schmalried Jamerson  
MINNIE LEE SCHMALRIED-JAMERSON Jamieson

Franklin Delano Schmalried  
FRANKLIN DELANO SCHMALRIED

OFFICIAL RECORD

VOL 576 PAGE 495

David Rowland Schmalried  
DAVID ROWLAND SCHMALRIED

STATE OF TEXAS :  
COUNTY OF TARRANT :

OFFICIAL RECORD VOL 576 PAGE 496

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared CHARLES LESLIE SCHMALRIED, JR. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27<sup>th</sup> day of August, 1986.

Deise Dickrell  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 2-14-88

STATE OF TEXAS :  
COUNTY OF TARRANT :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared EDWARD LOWELL SCHMALRIED known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3<sup>rd</sup> day of August, ~~1986~~ SEPTEMBER 1986.

Courtney Baker  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 6/30/88

STATE OF TEXAS :  
COUNTY OF TARRANT :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared VIOLET MAE SCHMALRIED REYNOLDS known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of ~~August~~ <sup>December</sup>, 1986. (1987)

Lucas Villalva  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 1/24/90

STATE OF FLORIDA  
COUNTY OF DUVALL

~~STATE OF TEXAS~~ :  
~~COUNTY OF TARRANT~~ :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DAVID ROWLAND SCHMALRIED known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3<sup>rd</sup> day of ~~August~~ <sup>December</sup>, 1986.

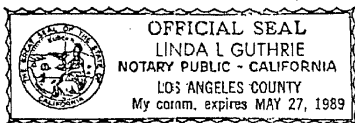
*Jeri Stover*  
NOTARY PUBLIC in and for the  
State of Texas: ~~FLORIDA~~  
Notary Public, State of Florida  
My commission expires: My Commission Expires Sept. 24, 1990  
Bonded: Thru Troy Fagin Insurance Inc.



STATE OF ~~TEXAS~~ CA. :  
COUNTY OF ~~TARRANT~~ :  
LOS ANGELES

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared DURWOOD DOYLE SCHMALRIED known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19<sup>th</sup> day of ~~August~~, <sup>DEC.</sup> 1986.



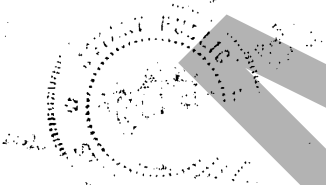
Linda L Guthrie  
NOTARY PUBLIC in and for the State of ~~Texas~~ CA.

My commission expires: MAY 27, 1989.

STATE OF TEXAS :  
COUNTY OF TARRANT :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MINNIE LEE SCHMALRIED Jamieson known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. <sup>m 889</sup>

<sup>1987</sup> GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8<sup>th</sup> day of ~~August~~, <sup>January</sup> 1986.



Chadwick Bell  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 6/24/89.

STATE OF TEXAS :  
COUNTY OF TARRANT :

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared FRANKLIN DELANO SCHMALRIED known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26<sup>th</sup> day of ~~August~~, <sup>December</sup> 1986.

Darlene Lynch  
NOTARY PUBLIC in and for the State of Texas

My commission expires: 9/16/88.

FILED FOR RECORD  
AT ~~12:30~~ O'CLOCK AM.

JAN 14 1988  
DOROTHY HIMLY  
CLERK, COUNTY COURT, AUSTIN CO., TX  
By Cathie Noviskie Deputy  
CATHIE NOVISKIE

Recorded JAN 21 1988  
at 12:36 P.M.  
Dorothy Himly, County Clerk,  
Austin County, Texas.  
BY: Jamie Willingham, Deputy  
Jamie Willingham

OFFICIAL RECORD

VOL 576 PAGE 499

054187

M  
6/23/05

State of Texas  
County of Tarrant

I, SUZANNE HENDERSON, Clerk of the Probate Courts of Tarrant County, Texas, do hereby certify that the attached pages contain a true and correct copy of the following:

LAST WILL AND TESTAMENT

APPLICATION FOR PROBATE OF WILL AND ISSUANCE OF LETTERS  
TESTAMENTARY

POSTER CITATION ON APPLIATION FOR PROBATE OF WILL

APPOINTMENT OF RESIDENT AGENT

OATH

PROOF OF DEATH AND OTHER FACTS

ORDER ADMITTING WILL TO PROBATE AND AUTHORIZING LETTERS  
TESTAMENTARY

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS / ORDER

NOTICE TO CREDITORS

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS / ORDER

which said original documents and probate proceedings are on file in the Cause No. 05-0853-2 styled the Estate of **VIOLET M. REYNOLDS, DECEASED** on the Probate Docket and of record in the Probate Minutes of the Probate Court of Tarrant County, Texas.

Given under my hand and seal of office at Fort Worth, Texas, on the 1st day of July A. D. 2005.

SUZANNE HENDERSON  
Clerk Probate, Tarrant County, Texas

By Jo Crutcher, Deputy  
Jo Crutcher

05-0853-2  
Last Will and Testament

OF  
VIOLET M. REYNOLDS

FILED  
TARRANT COUNTY TEXAS  
5:23:05  
2005 MAR 23 AM 9:03  
SUZANNE HENDERSON  
COUNTY CLERK

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF TARRANT   §  
KNOW ALL MEN BY THESE PRESENTS:

THAT I, VIOLET M. REYNOLDS, of the City of Fort Worth, County of Tarrant, and State of Texas, being of sound and disposing mind and memory, and of legal age, have and do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking and canceling any and all former Wills and Codicils by me at any time heretofore made.

ARTICLE I

1.01 Payment of Debts and Expenses. I hereby direct that all of my legally binding debts, including the expenses of my last illness and funeral and the expenses of the administration of my estate, be paid by my personal representative hereinafter appointed, as soon as practicable after my death, using for that purpose so much of my estate as the same shall require, and to make such payments in such order and manner as my personal representative shall deem proper. In this connection, all indebtedness, whether secured or otherwise, may be extended or continued without payment as my personal representative deems such to be for the best interest of my estate.

1.02 Payment of Death Taxes. I direct that all estate, inheritance, transfer and succession taxes, including interest and penalties thereon, which may be lawfully assessed by reason of my death, with respect to any of my property, whether or not such property passes under the terms of this Will, including the taxable value of all policies of insurance upon my life and of all transfer, powers, rights or interests included in my estate, shall be borne by my residuary estate, and such payment shall be made as an expense of administration and without apportionment and without contribution or reimbursement from anyone whomsoever, including beneficiaries of policies of insurance upon my life.

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

SCANNED  
MAR 24 2005

Page 1

2

**ARTICLE II**

2.01 Declarations. I declare that I am widowed. All persons born to or adopted by me shall be considered my children for all purposes of this Will, and all persons born to or adopted by a child of mine shall be considered a child of my-child for all purposes of this Will.

2.02 Declarations as to Property and Estate. I declare that the property and estate which I now own or in which I now have an interest, wheresoever situated, is composed of my own separate property.

**ARTICLE III**

3.01 Specific Devise and Bequests. I give, devise and bequeath the sum of \$10,000.00 to my grandson, GARY BEDINGER.

3.02 I hereby give, devise and bequeath the sum of \$10,000.00 to my granddaughter, MERRI MATTEO.

3.03 I hereby give, devise and bequeath the sum of \$10,000.00 to my granddaughter, KATHLEEN TERESA BESSY.

3.04 I hereby give, devise and bequeath the sum of \$5,000.00 to my grandson, JASON KELLING.

3.05 I hereby give, devise and bequeath the remainder of my estate, real, personal or mixed, wheresoever situated, which I may own or in which I may have an interest at the date of my death to my son, JACK REYNOLDS, JR.

3.06 Alternate Devise and Request of Estate in Trust. In the event my son, JACK REYNOLDS, JR., should predecease me, or fails to survive me by at least thirty (30) days, then in such event, I give, devise and bequeath all of my estate, real, personal or mixed, wheresoever situated, which I may own or in which I may have an interest at the date of my death (hereinafter called the "trust estate"), to the trustee hereinafter named, in trust, without bond, for the benefit of

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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SUZANNE HENDERSON, COUNTY CLERK

RONALD ANDREW REYNOLDS to be used for his health, education, support and maintenance.

A) Distribution of Income and/or Principal. The Trustee may distribute so much of the net income and/or principal of the trust estate to or for the use and benefit of my child, RONALD ANDREW REYNOLDS at such time or times and in such amount or amounts as in the sole judgment and discretion of the Trustee is deemed necessary for the health, education, support and maintenance of my said child in accordance with the standard of living to which my said child shall have been accustomed to during my lifetime. Payment of such sums shall not create rights in any other person who may eventually be entitled to monies under this trust, and such payments, if made out of the principal of the trust, need not be restored to the principal of the trust estate. The income of the trust estate not so distributed shall be accumulated and added to the corpus of the trust estate.

B) Distribution and Termination of Trust. Upon the death of RONALD ANDREW REYNOLDS, the remainder of my estate should be distributed to my heirs-at-law, in equal shares per stirpes.

#### ARTICLE IV

4.01 Powers of Trustee. In the administration of my estate and of the trust established under the provisions of this Will, the Trustee shall have the following powers with respect to any and all property held by the Trustee as Trustee under this Will, and such powers are in addition to the powers conferred by the common law, by statute or by the other provisions hereof:

A) To exercise all of the powers, rights and authorities granted Trustees under the terms of the Texas Trust Act, generally, and any future amendments thereof.

B) To leave or invest the property coming into the Trustee's hands hereunder in any form of investment, although it may not be the character of investments permitted by law to Trustees, without liability for loss or depreciation in the value thereof.

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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SUZANNE HENDERSON, COUNTY CLERK

C) To hold, possess, manage and control the trust estate for the purposes herein set forth.

D) To exercise any subscription right in connection with any security held hereunder, and to consent to or participate in any reorganization, consolidation or merger of any corporation, company or association, the securities of which may be held hereunder.

E) In the Trustee's sole discretion, to apportion between principal and income any receipt or expenditure which in the Trustee's opinion should be so apportioned; provided, that whenever any portion of the principal of the trust estate is invested in securities purchased at a premium or at a discount, any such premium shall be charged against the principal and any such discount shall be credited to the principal; and provided, further, that stock dividends and rights to purchase additional stock issued on securities held in the trust created herein shall be treated as principal and not as income. All other dividends except liquidating distributions shall be treated as income.

F) To make any distribution hereunder either in kind or in money. Distribution in kind shall be made at the market value of the property distributed, and the Trustee may, in the Trustee's sole discretion, cause the share to be transferred to any distributee to be composed of property like or different from that transferred to any other distributee.

G) To borrow money for the purposes of the trust created herein, or incidental to the administration thereof.

H) The Trustee shall not be required to account to any Court for the administration of the trust estate herein created, but the Trustee shall furnish periodic reports of the administration of the trust created herein to those persons entitled to any of the income from the trust estate.

I) With respect to any real property at any time held by the Trustee in the trust created herein which is damaged or destroyed, whether by fire, storm or otherwise, to repair or

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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SUZANNE HENDERSON, COUNTY CLERK

rebuild such property in such manner as the Trustee may determine, using the proceeds of any insurance which may become available as a result of such damage or destruction or, to the extent that such insurance is not sufficient, the principal of the trust created herein.

J) My Trustee shall have the right to exercise all powers and rights consistent with the foregoing and whether above mentioned or not, which said Trustee could exercise if the Trustee were the owner in fee simple of said trust estate.

4.02 Payments to Minors and Persons Under Legal Disability. In case of any payment of either income or principal from the trust created herein becomes payable to a minor, or to a person under legal disability, or to a person not adjudicated incompetent, but who, by reason of illness or mental or physical disability, is, in the opinion of the Trustee, unable properly to administer such amounts, then such amounts shall be paid out by the Trustee in such of the following ways as the Trustee shall deem best: (1) directly to such beneficiary; (2) to the legally appointed guardian of such beneficiary; (3) to some relative or friend for such beneficiary; (4) by the Trustee, using amounts directly for such beneficiary.

4.03 Spendthrift Provisions. None of the trust estate, nor the increase, the income or proceeds therefrom, nor the equitable title thereto, nor the corporate or legal title thereto so held in trust, shall ever be subject to, or in any manner subjected to any indebtedness, judgment, judicial process, creditor's bill, attachments, garnishment, execution, receivership, charge, levy, seizure or encumbrance whatsoever, of or against the property of my said beneficiaries hereunder, nor in any manner affected by any transfer, assignment, conveyance, sale, encumbrance, act, omission or mishap, voluntary or involuntary, anticipatory or otherwise, and the beneficiary or beneficiaries hereof shall have no right or power to transfer, convey, sell or encumber the same as beneficiaries.

4.04 Rule Against Perpetuities. Notwithstanding any other provisions of this Will, no trust created hereunder shall extend beyond the period permitted by law but shall terminate at the expiration of such period, and in the event after the death of the last to die among the following

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK  
Page 5



persons: myself, my son, RONALD ANDREW REYNOLDS, this trust shall terminate. At such termination, the principal, plus any accumulated or undistributed income, of any such trust shall vest in and be distributed free and clear of trust to the persons entitled to take the principal of such trust.

4.05 Bond of Trustee. No bond or other security shall be required of any Trustee serving under the trust created herein.

4.06 Reimbursement and Fee of Trustee. Any Trustee serving under the trust created herein shall be entitled to reimbursement for expenses incurred as Trustee. My individual Trustee serving under the trust created herein shall not be entitled to compensation for services rendered as Trustee.

#### ARTICLE V

5.01 Nomination of Trustee. I hereby designate, constitute, and appoint LYNETTE REYNOLDS as Trustee of the trust created under this Will. In the event LYNETTE REYNOLDS should die, resign, fail or refuse to serve as Trustee, then I appoint NORWEST BANK, as Alternate Trustee of the trust created under this Will.

#### ARTICLE VI

6.01 Nomination of Personal Representative. I hereby designate, constitute and appoint my son, JACK REYNOLDS, JR., as Independent Executor of this, my Last Will and Testament, and provide that he shall serve without bond and that no action shall be had upon my estate other than the filing and the probating of this, my Last Will and Testament, and the filing of an inventory, appraisement and list of claims.

The aforesaid Independent Executor shall have the power to manage, mortgage, lease, sell, invest, reinvest and retain under certain conditions as she deems advisable, all the property of my estate, and to pay and compromise claims against the estate and to collect and

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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TARRANT COUNTY, TEXAS.  
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compromise claims held by the estate. He may do so without notice, leave of Court or order of Court. He shall have the power to do all things necessary to continue any business enterprise, in whatever form owned or controlled by me at my death, for such period as she sees fit.

6.02 Nomination of Alternate Personal Representative. In the event my son, JACK REYNOLDS, JR., should die, resign, fail or refuse to serve as Independent Executor, then and in any of such events, I nominate and appoint LYNETTE REYNOLDS as alternate Independent Executrix. The above named alternate Independent Executrix shall serve without bond and no action shall be had upon my estate other than the filing and probating of this, my Last Will and Testament, and the filing of an inventory, appraisalment and list of claims.

6.03 Authority to Borrow and Sell. My Executor is hereby authorized to borrow money for the purpose of paying debts owed by me or my estate, including, but not limited to, federal estate and state inheritance taxes due by my estate, and to secure the payment thereof by pledging or mortgaging such part or all of my estate as deemed necessary for said purposes, and my said Executor is also hereby authorized to sell all or any part of my estate for cash and for part cash and part credit for the purpose of raising money to pay debts owed by my estate, including, but not limited to, federal estate and state inheritance taxes, if any, due by my estate, and whether or not authorized by the statutes of the State of Texas. My Executor shall have the authority to borrow and sell as above described without the necessity of obtaining a prior Court order therefor.

#### ARTICLE VII

7.01 Questions of Construction. All doubtful questions of construction in the interpretation of this, my Last Will and Testament, shall be finally and conclusively determined by the personal representative or the Trustee appointed herein, as may be appropriate, according to said personal representative's or said Trustee's best judgment, without recourse to the Courts, and such determination shall be binding on all beneficiaries hereunder, both in being and unborn. I have

*Violet M. Reynolds*  
VIOLET M. REYNOLDS



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specifically deleted some of my children and grandchildren from this Will for the reason that I have made provisions for them during my lifetime.

WHEREFORE, I have caused this instrument to be executed in the City of Fort Worth, County of Tarrant and State of Texas, on this the 26<sup>th</sup> day of April, 1999, and have subscribed my name thereto as Testatrix in the presence of the undersigned witnesses, who have attested the same at my request, in my presence, and in the presence of each other, as subscribing witnesses.

Violet M. Reynolds  
VIOLET M. REYNOLDS, Testatrix

The within and foregoing was now herein signed and published by VIOLET M. REYNOLDS, Testatrix, in our presence, and declared by her to us to be her Last Will and Testament, and we, at her request, in her presence, and in the presence of each other, have hereunto subscribed our names as attesting witnesses, on the day and year first above written.

John W. Blomdell  
WITNESS

Clarence R. Pratt  
WITNESS

THE STATE OF TEXAS     §  
                                          §  
COUNTY OF TARRANT   §

BEFORE ME, the undersigned authority, on this day personally appeared VIOLET M. REYNOLDS, John W. Blomdell and Clarence R. Pratt, known to me to be the Testatrix and the witnesses, respectively, whose names are subscribed to the annexed or foregoing instrument, in their respective capacities, and all of said persons being by me duly sworn,

Violet M. Reynolds  
VIOLET M. REYNOLDS



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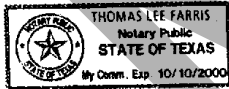
the said VIOLET M. REYNOLDS declared to me and to the said witnesses in my presence that said instrument is her Last Will and Testament, and that she had willingly made and executed it as her free act and deed for the purposes therein expressed; and the said witnesses, each on his oath stated to me, in the presence and hearing of said Testatrix, that the said Testatrix had declared to them that she executed same as such and wanted each of them to sign it as a witness; and upon their oaths each witness stated further than they did sign the same as witnesses in the presence of said Testatrix and at her request; that she was at that time eighteen (18) years of age or over and was of sound mind; and that each of said witnesses was then at least fourteen (14) years of age.

Violet M. Reynolds  
VIOLET M. REYNOLDS, Testatrix

John W. Blomdell  
WITNESS

Clarence R. Prall  
WITNESS

SUBSCRIBED AND SWORN TO BEFORE ME by the said VIOLET M. REYNOLDS, Testatrix, and subscribed and sworn to before me by John W. Blomdell and Clarence R. Prall, witnesses, this 28<sup>th</sup> day of April, 1999.



Thomas Lee Farris  
Notary Public, State of Texas

Violet M. Reynolds  
VIOLET M. REYNOLDS



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Page 92 ANNE HENDERSON, COUNTY CLERK

05-0853-2

NO. \_\_\_\_\_

ESTATE OF )  
VIOLET M. REYNOLDS, )  
DECEASED )

IN THE PROBATE )  
NUMBER \_\_\_\_\_ OF )  
TARRANT COUNTY, TEXAS )

FILED  
TARRANT COUNTY TEXAS  
2/23/05  
2005 MAR 23 AM 9:03  
SUZANNE HENDERSON  
COUNTY CLERK

APPLICATION FOR PROBATE OF WILL  
AND ISSUANCE OF LETTERS TESTAMENTARY

TO THE HONORABLE JUDGE OF SAID COURT:

The following information is furnished to the Court by JACK REYNOLDS, JR., hereinafter referred to as "Applicant" for the probate of the written Will of VIOLET M. REYNOLDS, (Decedent).

1. Applicant is an individual interested in this Estate, domiciled in and residing at 101 Soquel Avenue, Apartment #404, Santa Cruz, California 95060.
2. Decedent died on March 3, 2005, in Fort Worth, Tarrant County, Texas, at the age of eighty-five (85) years.
3. This Court has jurisdiction and venue because Decedent was domiciled and had a fixed place of residence in Tarrant County, Texas, on the date of her death, more specifically being 2140 Warner Road, Fort Worth, Texas 76110.
4. Decedent owned real estate and personal property described as personal effects and stocks of a probable value in excess of \$50,000.00.
5. Decedent left a valid written Will dated April 28, 1999, which was never revoked and is filed herewith.
6. The subscribing witnesses to the Will were John W. Blomdell and Clarence R. Prall.

APPLICATION FOR PROBATE OF WILL AND ISSUANCE OF LETTERS TESTAMENTARY PAGE 1



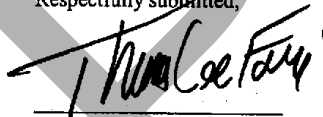
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SUZANNE HENDERSON, COUNTY CLERK  
MAR 24 2005

SAMPLE

7. The Will was made self-proved in the manner described by law.
8. No child or children were born to or adopted by Decedent after the date of the Will.
9. Decedent was married to Jack Hudson Reynolds in 1938. Jack Hudson Reynolds died on or about May 7, 1991. The following children were born to the marriage, Barbara Lambert, Lynette Bedinger, Linda Blansette, Jackie Stegner, and Ronald Reynolds, who died in 2003, and Applicant, Jack Reynolds, Jr.
10. A necessity exists for the administration of this estate.
11. Decedent's Will does not name the State of Texas, any governmental agency of the State of Texas, nor does it name any charitable organization as a devisee.

BASED UPON THE ABOVE, Applicant prays that citation be issued to all persons interested in this estate as required by law; that the Will be admitted to probate; that Letters Testamentary be issued to Applicant; and that such other and further orders be made as the Court may deem proper.

Respectfully submitted,



Thomas Lee Farris  
State Bar No: 06845000

FARRIS & GORDON  
616 Arch Adams Street  
Fort Worth, Texas 76107  
Telephone: 817/870-2492  
Telecopier: 817/336-9129  
ATTORNEY FOR APPLICANT

APPLICATION FOR PROBATE OF WILL AND ISSUANCE OF LETTERS TESTAMENTARY PAGE 2



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SUZANNE HENDERSON, COUNTY CLERK

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FILED  
TARRANT COUNTY

05 MAR 31 19 06

331-05

\*\*\*\*\*  
**POSTER CITATION  
ON APPLICATION FOR PROBATE OF WILL**

Cause No. 05-0853-2

To any Sheriff or any Constable within the State Texas, GREETINGS:

You are here commanded to cause to be posted for ten days, exclusive of the day of posting, before the return day hereof, at the Courthouse door, of Tarrant County, Texas or at the place in or near said Courthouse where public notices customarily are posted, a copy of the following notice:

**THE STATE OF TEXAS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIOLET M. REYNOLDS, DECEASED

JACK REYNOLDS, JR. filed in the Probate Court of Tarrant County, an Application for the Probate of Will of VIOLET M. REYNOLDS, DECEASED and for letters of Testamentary upon said Estate, which will be heard on the first Monday after service is perfected to-wit on the 4th day of April A. D. 2005, at the Courthouse thereof, in the City of Fort Worth, at which time all persons interested in said estate may appear and contest said application, should they desire to do so.

HEREIN FAIL NOT, but have you then and there before said Court this Writ, with your return thereon endorsed showing how you executed same.

Given under my hand and seal of said Court on the 23rd day of March A. D. 2005.

SUZANNE HENDERSON, Clerk of the  
Probate Court of Tarrant County, Texas

*Sylvia Rothman*  
Deputy  
Sylvia Rothman

\*\*\*\*\*

SCANNED



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS  
SUZANNE HENDERSON, COUNTY CLERK

MAR 31 2005

13

**OFFICER'S RETURN**

Came to hand on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ and  
executed on the \_\_\_\_\_ day of \_\_\_\_\_ A. D. \_\_\_\_\_, by delivering to the  
within named \_\_\_\_\_

a true copy of this \_\_\_\_\_

Returned this \_\_\_\_\_ day of \_\_\_\_\_ A. D. \_\_\_\_\_

Fee, \$ \_\_\_\_\_ Authorized Person/Constable/Sheriff \_\_\_\_\_

\_\_\_\_\_ County, Texas

By: \_\_\_\_\_ Deputy

**OFFICER'S RETURN**

Came to hand on the 23 day of March A.D. 2005 and executed on the  
23 day of March A. D. 2005, by posting a copy of the above and  
foregoing citation for ten days, exclusive of the day of posting, before the day of hearing hereof,  
at the Court House Door of Tarrant County, Texas, or at the place in or near the said court house  
where public notices customarily are posted.

Fee, \$20.00

**JERRY CROWDER  
TARRANT COUNTY  
CONSTABLE PRECINCT 1**

Constable - Pct. 1, Tarrant County, Texas

By: W. F. Seaman Deputy

**VERIFICATION OF SERVICE**

(If served outside the State of Texas or if served by Authorized Person)

Signed and sworn to by the said \_\_\_\_\_  
before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ to certify which  
witness my hand and seal of office  
(Seal)

Notary's Name Printed \_\_\_\_\_

County of \_\_\_\_\_ State of \_\_\_\_\_



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS.  
SUZANNE HENDERSON, COUNTY CLERK



NO. 05-0853-2

FILED  
TARRANT COUNTY TEXAS  
MAY 2 3 36


ESTATE OF )  
)  
VIOLET M. REYNOLDS, )  
)  
DECEASED )

IN THE PROBATE COURT  
NUMBER TWO OF TARRANT COUNTY, TEXAS  
SUZANNE HENDERSON  
COUNTY CLERK

Appointment of Resident Agent

The undersigned hereby appoints Thomas Lee Farris, of Farris & Gordon, 616 Arch Adams Street, Fort Worth, Texas 76107, as resident agent to accept service of process in civil actions and proceedings with respect to this Estate pursuant to the provisions of Sections 78(d) of the Texas Probate Code and in anticipation of the appointment of the undersigned as Independent Executor of the Estate.


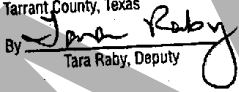
Signed the 2nd day of May, 2005.

  
Jack Reynolds, Jr.


STATE OF TEXAS )  
)  
COUNTY OF TARRANT )

This instrument was acknowledged before me on the 2nd day of May, 2005  
by \_\_\_\_\_

\_\_\_\_\_  
Notary Public, State of Texas

 Suzanne Henderson, County Clerk  
Tarrant County, Texas  
By   
Tara Raby, Deputy

SCANNED  
MAY 03 2005

 TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

NO. 05-0853-2

FILED  
TARRANT COUNTY TEXAS  
2005 MAY 2 P 3:36

ESTATE OF )  
VIOLET M. REYNOLDS, )  
DECEASED )

IN THE PROBATE COURT )  
NUMBER TWO OF )  
TARRANT COUNTY, TEXAS )

SUZANNE HENDERSON  
COUNTY CLERK

OATH

I do solemnly swear that the writing which has been offered for probate is the Last Will of Violet M. Reynolds so far as I know or believe, and that I will well and truly perform all the duties of Independent Executor of said Will and of the Estate of Violet M. Reynolds, Deceased.

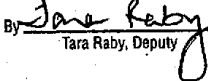
  
\_\_\_\_\_  
Jack Reynolds, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME by Jack Reynolds, Jr., on this 2nd day  
<sup>may</sup>  
of March 2005 to certify which witness my hand and seal of office.

\_\_\_\_\_  
Notary Public, State of Texas



Suzanne Henderson, County Clerk  
Tarrant County, Texas

By   
Tara Raby, Deputy

**SCANNED**

MAY 03 2005



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

ESTATE OF )  
 )  
VIOLET M. REYNOLDS, )  
 )  
DECEASED )

IN THE PROBATE COURT )  
 )  
NUMBER TWO OF )  
 )  
TARRANT COUNTY, TEXAS )

MAY 10 2005  
Suzanne Henderson  
COUNTY CLERK

PROOF OF DEATH AND OTHER FACTS

On this day, JACK REYNOLDS, JR., Affiant, personally appeared in Open Court, and after being duly sworn, stated the following:

1. VIOLET M. REYNOLDS ("Decedent"), died on or about March 3, 2005, in Tarrant County, Texas, at the age of eighty-five (85) years and four years have not elapsed since the date of Decedent's death.
2. Decedent was domiciled and had a fixed place of residence in this county at the date of death.
3. The document dated April 28, 1999 now shown to us and which purports to be Decedent's Will was never revoked so far as I know.
4. No child or children were born to or adopted by Decedent after the date of the Will.
5. Decedent was married to Jack Hudson Reynolds in 1938. Jack Hudson Reynolds died on or about May 7, 1991. The following children were born to the marriage: Barbara Lambert, Lynette Bedinger, Linda Blansette, Jackie Stegner and Ronald Reynolds, who died in 2003, and Applicant, Jack Reynolds, Jr.
6. A necessity exists for the administration of this estate.
7. Decedent's Will does not name the state of Texas, any governmental agency of

PROOF OF DEATH AND OTHER FACTS


PAGE 1

SCANNED  
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ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK  
MAY 10 2005

the State of Texas, nor does it name any charitable organization as a devisee.

8. Decedent's Will named Applicant as the Executor.

SIGNED this 2nd day of May, 2005.

  
\_\_\_\_\_  
Jack Reynolds, Jr.

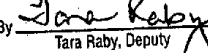
SUBSCRIBED AND SWORN TO BEFORE ME by Jack Reynolds, Jr., on this the  
2nd day of May ~~March~~, 2005.

CLERK, PROBATE COURT NUMBER TWO  
TARRANT COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY



Suzanne Henderson, County Clerk  
Tarrant County, Texas

By   
Tara Raby, Deputy

PROOF OF DEATH AND OTHER FACTS

PAGE 2



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS  
SUZANNE HENDERSON, COUNTY CLERK


18

ESTATE OF	)	IN THE PROBATE COURT
	)	
VIOLET M. REYNOLDS,	)	NUMBER TWO OF
	)	
DECEASED	)	TARRANT COUNTY, TEXAS

ORDER ADMITTING WILL TO PROBATE  
AND AUTHORIZING LETTERS TESTAMENTARY

On this day the Court heard the Application for Probate of Will and Issuance of Letters Testamentary filed on March 23, 2005 by Jack Reynolds, Jr., Applicant in the Estate of VIOLET M. REYNOLDS, Decedent.

The Court, having received evidence in open court and having reviewed the Will and the other documents filed herein, including the Application, finds that the allegations contained in the Application are true; that notice and citation have been given in the manner and for the length of time required by law; that the distributees under the Will described below have each waived issuance and service of citation; that Decedent died in Fort Worth, Texas, on March 3, 2005, at the age of eighty-five (85) years and that four years have not elapsed since the date of Decedent's death; that this Court has jurisdiction and venue of the Decedent's estate; that Decedent was a widow on the date of her death; that Decedent left a Will dated April 28, 1999, that was self-proving and named Applicant as the Executor; and such will was executed with the formalities and solemnities and under the circumstances required by law to make it a valid Will which was never revoked by Decedent; that no objection to or contest of the probate of such Will has been filed; that all of the necessary proof required for the probate of the Will has been made; that the Will is entitled to probate as a valid Will; that a necessity exists for the administration of this estate; and that no interested person has applied for the appointment of appraisers and none are

**SCANNED**  

 TRUE AND CORRECT COPY OF  
 ORIGINAL RECORD FILED IN  
 TARRANT COUNTY, TEXAS:  
 SUZANNE HENDERSON, COUNTY CLERK

19

deemed necessary by the Court.

The court further finds that Applicant is named in the Decedent's Will as the Executor and he is willing to serve as Independent Executor of the estate and is not disqualified to receive Letters Testamentary.

IT IS ORDERED, ADJUDGED and DECREED that such Will is admitted to probate, and the Clerk of the court is ORDERED to record the Will, together with the Application and testimony in the Minutes of this Court.

IT IS ORDERED that no bond or other security is required and upon the taking and filing of the oath required by law, Letters Testamentary shall issue to JACK REYNOLDS, JR., who is appointed Independent Executor of Decedent's Will and Estate, and no other action shall be had in this Court other than the return of an Inventory, Appraisalment and List of Claims as required by law.

SIGNED this 2nd day of April, 2005.

*Pat Ferchill*  
JUDGE PRESIDING

Return Copies to:

Thomas Lee Farris  
State Bar No: 0684500  
FARRIS & GORDON  
616 Arch Adams Street  
Fort Worth, Texas 76107

ORDER ADMITTING WILL TO PROBATE AND AUTHORIZING LETTERS TESTAMENTARY PAGE 2



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

20

NO. 05-0853-2

FILED  
TARRANT COUNTY TEXAS

5-27-05  
2005 MAY 27 PM 3:39  
IN THE PROBATE COURT

IN RE:	)	
	)	
ESTATE OF	)	SUZANNE HENDERSON
	)	NUMBER TWO OF
VIOLET M. REYNOLDS	)	BY <i>SH</i>
	)	TARRANT COUNTY, TEXAS

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

The Inventory, Appraisement and List of Claims of VIOLET M. REYNOLDS, Deceased, produced by Jack Reynolds, Jr., as of March 3, 2005.

The property owned by Deceased at the time of her death was her sole property.

INVENTORY AND APPRAISEMENT

Real Property

Lot 12, Block 6, Berkeley addition to the City of Fort Worth, Tarrant County, Texas, also described as 2140 Warner Road, Fort Worth, Texas 76110:	\$245,800.00
Property R53149 A048 Thos Hill, Tract 6, MH Serial #15L10932, Title #00445173, Label #TEX0231794, Acres 3.072, also known as 7538 Magnolia Lane, New Ulm, Austin County, Texas:	\$ 19,250.00
Total real property:	\$265,050.00

Personal Property

2004 Honda Element, VIN #5J6YH18564L012184:	\$ 18,000.00
Miscellaneous personal items, household furniture, furnishings, fixtures, goods, appliances and clothing:	7,500.00
Total personal property:	\$ 25,500.00

List of claims

None	-0-
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INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

PAGE 1

SCANNED

JUN 02 2005



SCANNED

TRUE AND CORRECT COPY OF ORIGINAL RECORD FILED IN TARRANT COUNTY, TEXAS: SUZANNE HENDERSON, COUNTY CLERK

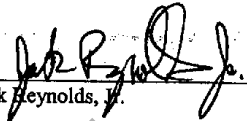
MAY 27 2005

21

SUMMARY

Total real property:	\$265,050.00
Total personal property:	\$ 25,500.00
Total claims due and owing to the estate:	-0-
Total estate:	\$290,550.00

Respectfully submitted,

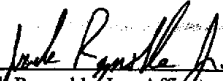
  
Jack Reynolds, Jr.





STATE OF CALIFORNIA )  
                                  )  
COUNTY OF SANTA CRUZ )

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jack Reynolds, Jr., who, being by me duly sworn on oath deposed and said that the inventory and list of claims as set out on this and the preceding pages is a true and complete statement of the property and claims of the estate that have come to Affiant's knowledge.

  
\_\_\_\_\_  
Jack Reynolds, Jr., Affiant

SWORN TO AND SUBSCRIBED BEFORE ME on this the 16<sup>th</sup> day of May, 2005, to certify which witness my hand and official seal of office.

  
\_\_\_\_\_  
Notary Public, State of California



INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

PAGE 3



TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

23

IN RE:	)	IN THE PROBATE COURT
	)	
ESTATE OF	)	NUMBER TWO OF
	)	
VIOLET M. REYNOLDS	)	TARRANT COUNTY, TEXAS

ORDER APPROVING INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

On this the 1<sup>st</sup> day of June, 2005, came on to be considered the Inventory, Appraisement and List of Claims owing to and all debts and claims at the time of this Order by VIOLET M. REYNOLDS, Deceased, and the same having been examined by the Court, and the Court being satisfied that the same should be approved;

IT IS ACCORDINGLY ORDERED that such Inventory, Appraisement and List of Claims owing and all debts and claims owing by the said VIOLET M. REYNOLDS, Deceased, be and the same is hereby approved and the same is ORDERED to be recorded upon the minutes in the Probate Court.

SIGNED this 1<sup>st</sup> day of June, 2005.

Thomas Lee Farris  
JUDGE PRESIDING

Thomas Lee Farris  
State Bar No.: 06845000  
FARRIS & GORDON  
616 Arch Adams Street  
Fort Worth, Texas 76107  
Telephone: 817/870-2492  
Telecopier: 817/336-9129

SCANNED  
JUN 02 2005

SCANNED  
MAY 31 2005

ORDER APPROVING INVENTORY, APPRAISEMENT AND LIST OF CLAIMS TRUE AND CORRECT COPY PAGE 1  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK



No. 05-0853-2

FILED  
TARRANT COUNTY TEXAS  
5-27-05  
2005 MAY 27 PH 3:41  
IN THE PROBATE COURT  
SUZANNE HENDERSON  
COUNTY CLERK  
NUMBER TWO OF  
BY *bb*  
TARRANT COUNTY, TEXAS

IN RE: )  
ESTATE OF )  
VIOLET M. REYNOLDS )

NOTICE TO CREDITORS

Notice is hereby given that original Letters Testamentary for the Estate of Violet M. Reynolds, Deceased, were issued on May 2, 2005, under Docket No. 05-0853-2, pending in the Probate Court No. 2 of Tarrant County, Texas to: Jack Reynolds, Jr.

Claims may be presented in care of the attorney for the Estate addressed as follows:

Jack Reynolds, Jr., Independent Executor  
of the Estate of Violet M. Reynolds  
c/o Thomas Lee Farris  
FARRIS & GORDON  
616 Arch Adams Street  
Fort Worth, Texas 76107

All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated this 11<sup>th</sup> day of May, 2005.

Estate of Violet M. Reynolds

By: *Thomas Lee Farris*  
Thomas Lee Farris  
Counsel for Estate of:  
Violet M. Reynolds

NOTICE TO CREDITORS

SCANNED

MAY 31 2005



PAGE 1  
TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

**PUBLISHER'S AFFIDAVIT**

I solemnly swear that the above notice was published once in the Commercial Recorder, a newspaper printed in Tarrant County, Texas, and of general circulation in said county, as provided in the Texas Probate Code for the service of citation or notice by publication, and the date that the issue of said newspaper bore in which said notice was published was May 17, 2005. A copy of the notice published, clipped from the newspaper, is attached hereto.

*Genevieve Ratchiff*  
Publisher

SUBSCRIBED and SWORN TO BEFORE ME, by Genevieve Ratchiff  
on this the 17th day of May, 2005, to certify which witness my hand  
and seal of office.

**NOTICE TO CREDITORS  
CAUSE NO. 05-0853-2**

Notice is hereby given that original Letters Testamentary for the Estate of Violet M. Reynolds, Deceased, were issued on May 2, 2005, under Docket No. 05-0853-2, pending in the Probate Court No. 2 of Tarrant County, Texas to: Jack Reynolds, Jr.

Claims may be presented in care of the attorney for the Estate addressed as follows: Jack Reynolds, Jr., Independent Executor, of the Estate of Violet M. Reynolds, c/o Thomas Lee Farris, Farris & Gordon, 616 Arch Adams Street, Fort Worth, Texas 76107.

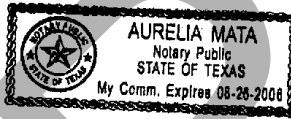
All persons having claims against this Estate which is currently being administered are required to present them within the time and in the manner prescribed by law.

Dated this 11th day of May, 2005.

Estate of  
Violet M. Reynolds  
By: /s/ Thomas Lee Farris  
Thomas Lee Farris  
Counsel for Estate of  
Violet M. Reynolds

5-17

*Aurelia Mata*  
Notary Public, State of Texas



NOTICE TO CREDITORS



**PAGE 2**  
TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK

NO. 05-0853-2

FILED  
TARRANT COUNTY TEXAS

5-27-05  
2005 MAY 27 PM 3:39  
IN THE PROBATE COURT

IN RE: )  
ESTATE OF )  
VIOLET M. REYNOLDS )

SUZANNE HENDERSON  
NUMBER TWO OF CLERK  
BY 158  
TARRANT COUNTY, TEXAS

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

The Inventory, Appraisalment and List of Claims of VIOLET M. REYNOLDS, Deceased,  
produced by Jack Reynolds, Jr., as of March 3, 2005.

The property owned by Deceased at the time of her death was her sole property.

INVENTORY AND APPRAISEMENT

Real Property

Lot 12, Block 6, Berkeley addition to the City of Fort Worth, Tarrant County, Texas, also described as 2140 Warner Road, Fort Worth, Texas 76110:	\$245,800.00
Property R53149 A048 Thos Hill, Tract 6, MH Serial #15L10932, Title #00445173, Label #TEX0231794, Acres 3.072, also known as 7538 Magnolia Lane, New Ulm, Austin County, Texas:	\$ 19,250.00
Total real property:	\$265,050.00

Personal Property

2004 Honda Element, VIN #5J6YH18564L012184:	\$ 18,000.00
Miscellaneous personal items, household furniture, furnishings, fixtures, goods, appliances and clothing:	7,500.00
Total personal property:	\$ 25,500.00

List of claims

None	-0-
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INVENTORY, APPRAISEMENT AND LIST OF CLAIMS



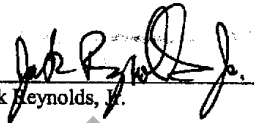
PAGE 1  
SCANNED AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
MAY 31 2005 HENDERSON, COUNTY CLERK

27

SUMMARY

Total real property:	\$265,050.00
Total personal property:	\$ 25,500.00
Total claims due and owing to the estate:	-0-
Total estate:	\$290,550.00

Respectfully submitted,

  
Jack Reynolds, Jr.

INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

PAGE 2

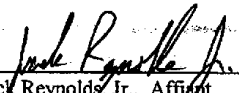


TRUE AND CORRECT COPY OF  
ORIGINAL RECORD FILED IN  
TARRANT COUNTY, TEXAS:  
SUZANNE HENDERSON, COUNTY CLERK


28

STATE OF CALIFORNIA )  
 )  
COUNTY OF SANTA CRUZ )

BEFORE ME, the undersigned Notary Public, on this day personally appeared Jack Reynolds, Jr., who, being by me duly sworn on oath deposed and said that the inventory and list of claims as set out on this and the preceding pages is a true and complete statement of the property and claims of the estate that have come to Affiant's knowledge.

  
\_\_\_\_\_  
Jack Reynolds, Jr., Affiant

SWORN TO AND SUBSCRIBED BEFORE ME on this the 16<sup>th</sup> day of May, 2005, to certify which witness my hand and official seal of office.

  
\_\_\_\_\_  
Notary Public, State of California



INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

PAGE 3



TRUE AND CORRECT COPY OF ORIGINAL RECORD FILED IN TARRANT COUNTY, TEXAS: SUZANNE HENDERSON, COUNTY CLERK

29

IN RE: )  
ESTATE OF )  
VIOLET M. REYNOLDS ) IN THE PROBATE COURT  
NUMBER TWO OF  
TARRANT COUNTY, TEXAS

ORDER APPROVING INVENTORY, APPRAISEMENT AND LIST OF CLAIMS

On this the \_\_\_\_ day of \_\_\_\_\_, 2005, came on to be considered the Inventory, Appraisement and List of Claims owing to and all debts and claims at the time of this Order by VIOLET M. REYNOLDS, Deceased, and the same having been examined by the Court, and the Court being satisfied that the same should be approved;

IT IS ACCORDINGLY ORDERED that such Inventory, Appraisement and List of Claims owing and all debts and claims owing by the said VIOLET M. REYNOLDS, Deceased, be and the same is hereby approved and the same is ORDERED to be recorded upon the minutes in the Probate Court.

SIGNED this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
JUDGE PRESIDING

Thomas Lee Farris  
State Bar No.: 06845000  
→ FARRIS & GORDON  
616 Arch Adams Street  
Fort Worth, Texas 76107  
Telephone: 817/870-2492  
Telecopier: 817/336-9129

**SCANNED**  
MAY 31 2005

FILED  
05 JUL 18 PM 1:49

*Carrie Gregor*  
ORDER APPROVING INVENTORY, APPRAISEMENT AND LIST OF CLAIMS  
PAGE 1  
SUZANNE HENDERSON, COUNTY CLERK

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

COUNTY OF AUSTIN  
I certify that the instrument was filed on the date and time stamped in the upper right corner of this OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.  
*Carrie Gregor*  
Carrie Gregor, County Clerk  
Austin County, Texas



054187

30



2/1/06 (2)

060971

Quitclaim Deed

January 18, 2006

Jack Andrew Reynolds, not married, of 101 Soquel Ave., Apt. 404 Santa Cruz, California 95060-4563, (the "Grantor") for and in consideration of the sum of \$10.00 paid by Linda Reynolds Blansett, married, of 1525 Greer Ave. Holbrook, Arizona 86025, (the "Grantee") named in this Deed, the receipt of which is hereby acknowledged, has quitclaimed, and by this instrument does quitclaim, to the Grantee, all right, title and interest in and to the real property situated in Austin County, Texas, and described as:

A048 THOS HILL, TRACT 6, MH SERIAL #15L10932, TITLE #00445173, LABEL #TEX0231794, ACRES 3.072.

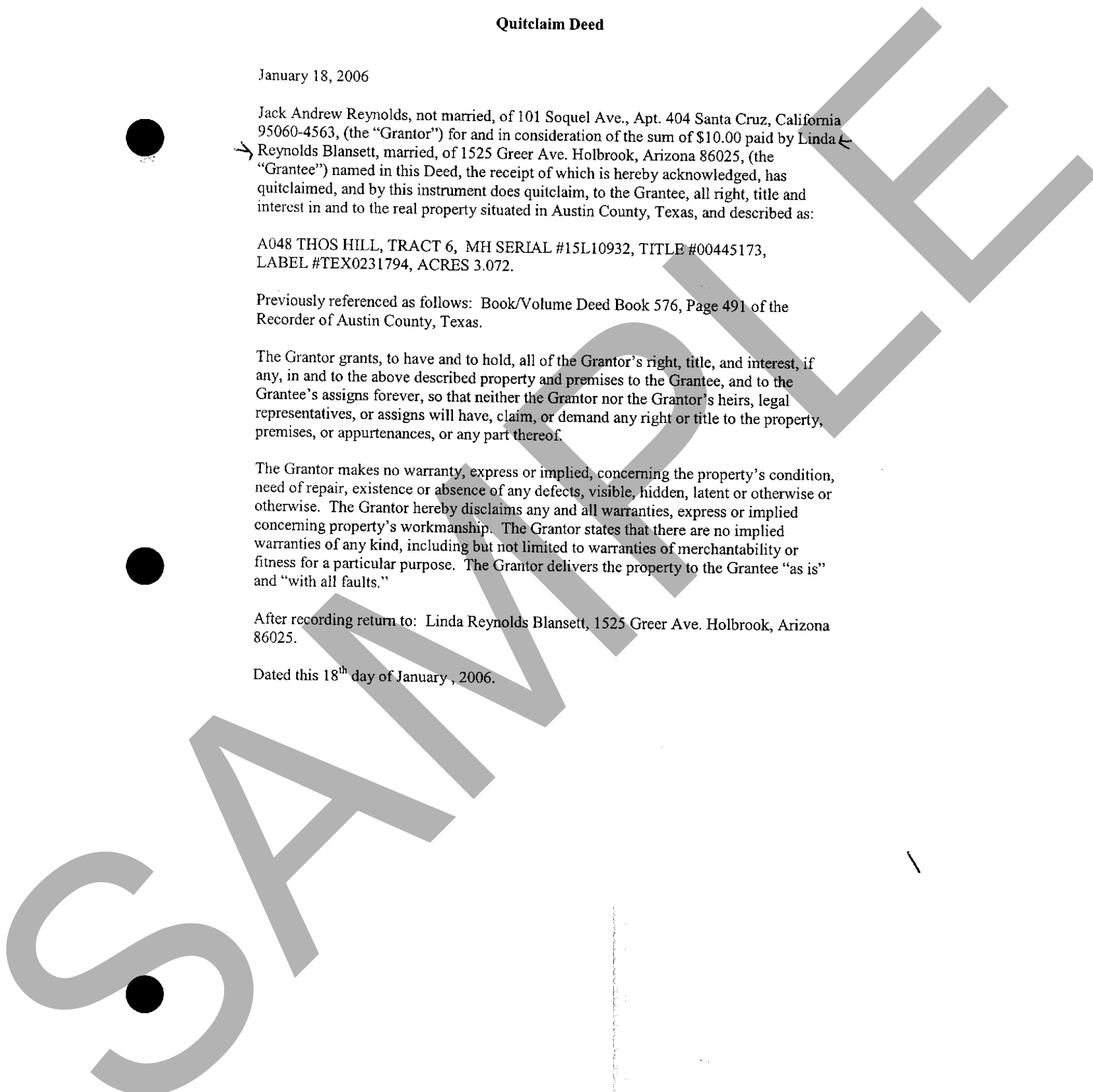
Previously referenced as follows: Book/Volume Deed Book 576, Page 491 of the Recorder of Austin County, Texas.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

After recording return to: Linda Reynolds Blansett, 1525 Greer Ave. Holbrook, Arizona 86025.

Dated this 18<sup>th</sup> day of January, 2006.



In Witness Whereof, said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

Signed, Sealed and Delivered  
In the Presence of:

[Signature]  
Jack Andrew Reynolds

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

Sign: \_\_\_\_\_

Name: \_\_\_\_\_

**Grantor Witness Acknowledgement**

State of California  
County of Santa Ana

Witness \_\_\_\_\_

Before me, Tuzhoun Kim, on this day personally appeared Jack Andrew Reynolds known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that he/she saw the Grantor who executed the foregoing instrument, subscribe the same (or that Grantor who executed such instrument of writing acknowledged in his/her presence that he/she had executed the same for the purposes and consideration therein expressed), and that he/she had signed the same as a witness at the request of the Grantor.

[Signature]  
Notary Public, State of California

Tuzhoun Kim  
Notary's printed name  
COUNTY OF \_\_\_\_\_

My commission expires or Notary's Stamp \_\_\_\_\_

FILED  
06 FEB 21 PM 12: 02

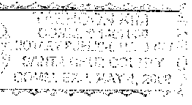
STATE OF TEXAS

I certify that this instrument was filed on the 21<sup>st</sup> day of February 2012 and was duly recorded in the Official Public Records of Austin County, Texas.

Carrie Gregor  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS



Carrie Gregor  
Carrie Gregor, County Clerk  
Austin County, Texas



060971

2

20(2)

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Quitclaim Deed

November 19, 2010

Linda Reynolds Blansett, married, of 1525 Greer Ave., Holbrook, AZ 86025, (the "Grantor") for and in consideration of the sum of \$10.00 paid by Durwood Schmalried, married, of 2222 E. Vanowen Ave., Orange, CA 92867, (the "Grantee") named in this Deed, the receipt of which is hereby acknowledged, has quitclaimed, and by this instrument does quitclaim, to the Grantee, all right, title and interest in and to the real property situated in Austin County, Texas, and described as:

A048 THOS HILL, TRACT 6, MH SERIAL #15L10932, TITLE #00445173, LABEL #TEXO231794, ACRES 3.072.

Previously referenced as follows: Book/Volume Deed Book 576, Page 491 of the Recorder of Austin County, Texas.

The Grantor grants, to have and to hold, all of the Grantor's right, title, and interest, if any, in and to the above described property and premises to the Grantee, and to the Grantee's assigns forever, so that neither the Grantor nor the Grantor's heirs, legal representatives, or assigns will have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

The Grantor makes no warranty, express or implied, concerning the property's condition, need of repair, existence or absence of any defects, visible, hidden, latent or otherwise. The Grantor hereby disclaims any and all warranties, express or implied concerning property's workmanship. The Grantor states that there are no implied warranties of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose. The Grantor delivers the property to the Grantee "as is" and "with all faults."

After recording return to: Durwood Schmalried, 2222 E. Vanowen, Orange, CA 92867.

Dated this 19<sup>th</sup> day of November, 2010.

In Witness Whereof, said Grantor has caused its name to be affixed hereto and this instrument to be executed by the authorized agents of the Grantor, thereunto duly authorized.

Signed, Sealed and Delivered  
In the Presence of:

*Linda Reynolds Blansett*  
Linda Reynolds Blansett

Sign: *Judith A. Naylor*

Name: JUDITH A. Naylor

**Grantor Witness Acknowledgement**

State of Arizona  
County of Navajo

Before me, Teri Tafoya, on this day personally

Appeared Unda Reynolds Blansett known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that he/she saw the Grantor who executed the foregoing instrument, subscribe the same (or that Grantor who executed such instrument of writing acknowledge in his/her presence the he/she had executed the same for the purposes and consideration therein expressed), and that he/she had signed the same as a witness at the request of the Grantor.

*Teri Tafoya*  
Notary Public, State of Arizona

Teri Tafoya  
Notary's printed name

FILED

11 MAR 22 AM 9: 19

*Carrie Gregor*  
COUNTY CLERK  
AUSTIN COUNTY, TEXAS

STATE OF TEXAS



I certify that this instrument was filed on the date and time stamped by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS OF AUSTIN COUNTY, TEXAS.

*Carrie Gregor*  
Carrie Gregor, County Clerk  
Austin County, Texas

111151

COUNTY OF AUSTIN  
My commission expires or Notary's Stamp



2

**Personal Representatives General Warranty Deed**

Date: *February 11*, 2021

**Grantor:** Clifford Schmalried, Personal Representative for the Estate of Durwood Schmalried, Deceased

**Grantor's Mailing Address:**

Clifford Schmalried  
12518 Montecito Road  
Seal Beach, California 90740

**Grantees:** Clifford Schmalried; Vivian Alison Sturdavant; and Dwight Wayne Schmalried, in equal shares.

**Grantee's Mailing Address:**

Clifford Schmalried  
12518 Montecito Road  
Seal Beach, California 90740

Vivian Alison Sturdavant  
P.O. Box 1091  
Sugarloaf, California 92386

Dwight Wayne Schmalried  
669 Huntley Drive  
Corona, California 92882

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

A tract, described as Tract Six roughly 3.072 ACRES, described in the public deed records of Austin County, Texas in Volume 576 on page 494, more commonly known as 7538 Magnolia Lane, New Ulm, Texas. More thoroughly described as – all that certain tract or parcel of land situated in Austin County, Texas in the Thomas Hill League A-48, and being part of a called 21.43 acre tract conveyed as Tract No. One to Charles Schmalried by deed recorded in Volume 133 at Page 377 of the Austin County Deed Records, and being particularly described as follows:

Beginning at an iron rod in the Southwest line of the called 21.43 acre tract, said iron rod located South 47° 01' 30: East 1632.75 feet from a found iron rod in a fence corner and in the Southeast line of Shunka Road;  
Thence South 47° 01' 30" East for a distance of 326.55 feet to an iron rod;  
Thence North 43° 02' East for a distance of 409.68 feet to an iron rod in a fence line;  
Thence North 47° 01' 06" West with a fence, for a distance of 326.55 feet to an iron rod;  
Thence South 43° 02' West for a distance of 409.72 feet to the PLACE OF BEGINNING, and containing 3.072 acres of land.

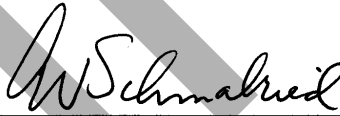
**Reservations from Conveyance:**

None

**Exceptions to Conveyance and Warranty:**

Grantor, for the Consideration and subject to the Reservations from Conveyance and the 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 way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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



Clifford Schmalried, as Personal Representative of  
the Estate of Durwood Schmalried, Deceased,  
Grantor



Clifford Schmalried, Grantee

### ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange )

On 02/11/2021 before me, Jonathan William Wethe Notary Public  
(insert name and title of the officer)

personally appeared Clifford Weldon Schmalried,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jonathan William Wethe (Seal)

*Vivian Alison Sturdavant*  
Vivian Alison Sturdavant, Grantee

*Clifford Schmaier*  
Clifford Schmaier, Grantee

STATE OF CALIFORNIA )

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_, 2021, by Clifford Schmaier.

\_\_\_\_\_  
Notary Public, State of California  
My commission expires: \_\_\_\_\_

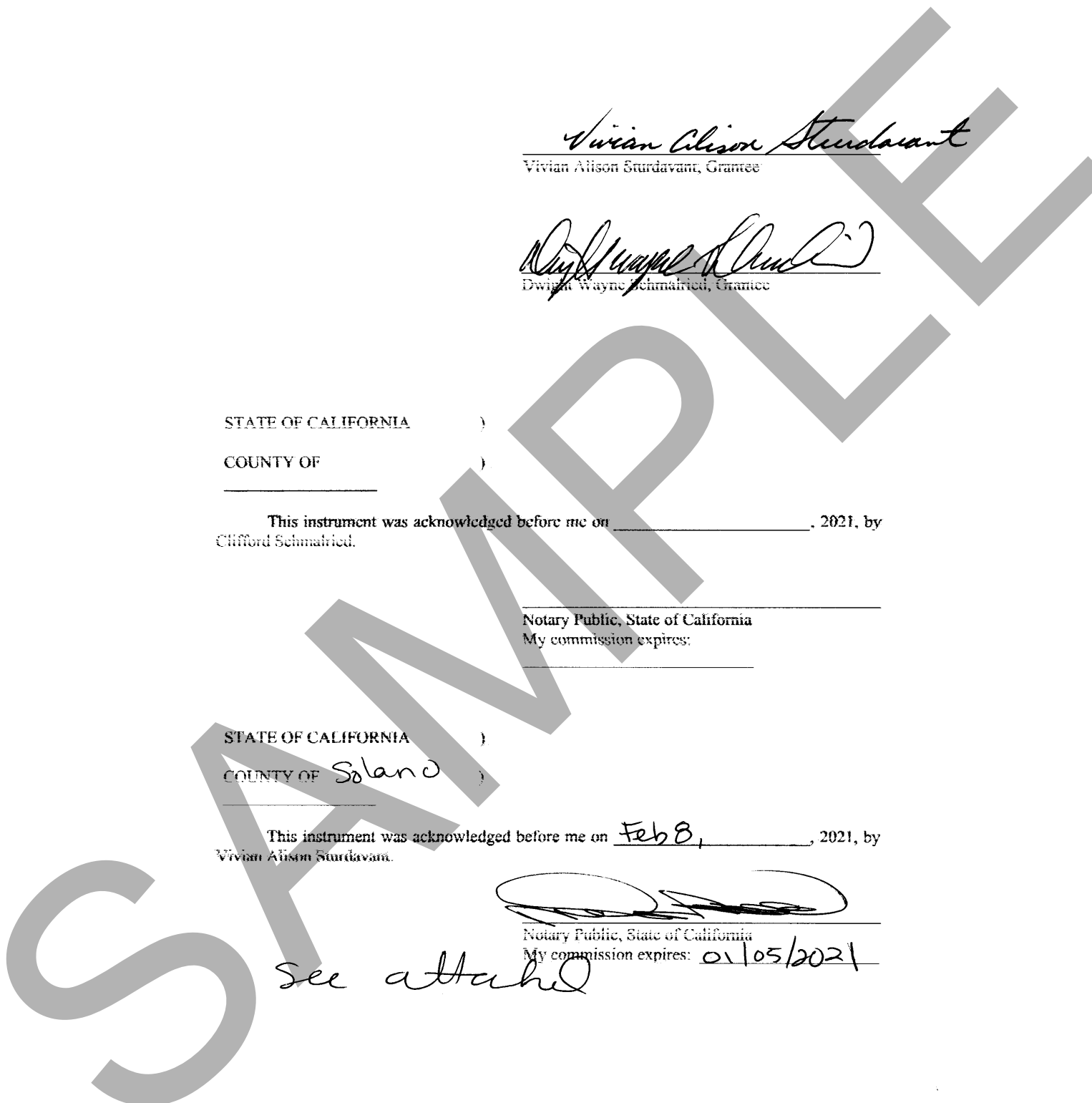
STATE OF CALIFORNIA )

COUNTY OF Solano )

This instrument was acknowledged before me on Feb 8, \_\_\_\_\_, 2021, by Vivian Alison Sturdavant.

*[Signature]*  
Notary Public, State of California  
My commission expires: 01/05/2021

*see attached*





**NOTARY ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF SOLANO

On Feb 8, 2021 before me, Melissa Moore, Notary Public,  
personally appeared

Vivian Alison Sturdavant

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

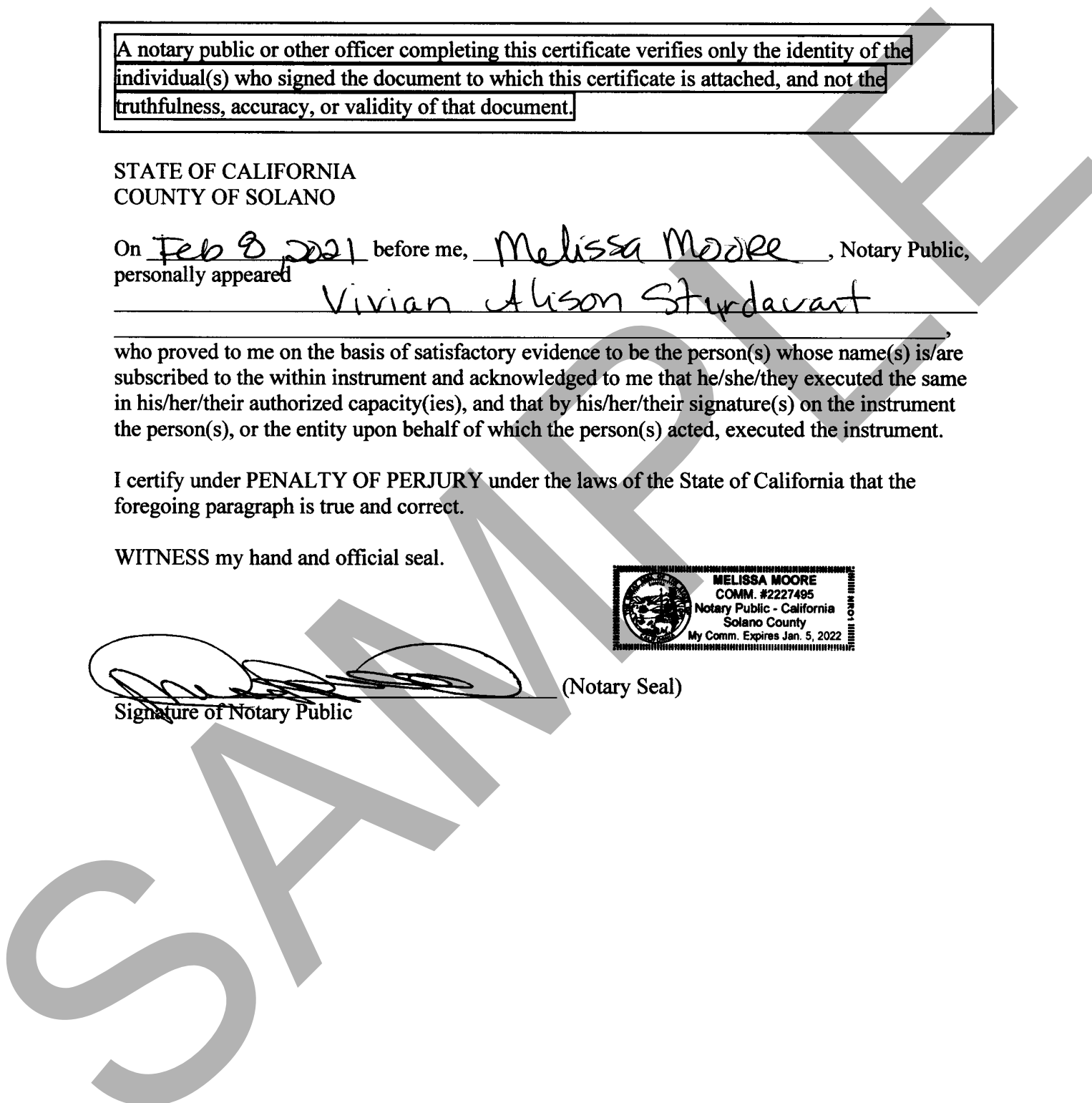
WITNESS my hand and official seal.



*[Handwritten Signature]*

(Notary Seal)

Signature of Notary Public



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

COUNTY OF Orange

On Feb. 11, 2021 before me, Gilberto Cerrillos, Notary Public, personally appeared Dwight Wayne Schmalried, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*[Handwritten Signature]*



(seal)

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Personal Representative General Warranty Deed  
Document Date: 2/11/21 Number of Pages: 2  
Signer(s) Other Than Named Above: \_\_\_\_\_


Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Limited Partner <input type="checkbox"/> General Partner	<input type="checkbox"/> Limited Partner <input type="checkbox"/> General Partner
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian of Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

STATE OF CALIFORNIA )

COUNTY OF )  
Orange

This instrument was acknowledged before me on Feb. 11, 2021, by  
Dwight Wayne Schmaier.



Notary Public, State of California

My commission expires:

10/21/2023

see Attached

PREPARED IN THE OFFICE OF:

BALLARD & FLEETWOOD PLLC  
200 East Alamo  
BRENHAM, TX 77833  
Tel: (979) 836-9990  
Fax: (979) 836-9995

AFTER RECORDING RETURN TO:

BALLARD & FLEETWOOD PLLC  
200 East Alamo  
BRENHAM, TX 77833  
Tel: (979) 836-9990  
Fax: (979) 836-9995

Instrument # 211027  
3/2/2021 2:02 PM

STATE OF TEXAS COUNTY OF AUSTIN  
I certify that this instrument was filed on the  
date and time stamped by me and was recorded in the  
Official Public Records of Austin County, Texas.

Carrie Gressor, County Clerk  
Austin County, Texas

By: 