

The State of Texas,

Know All Men by These Presents:

County of Tarrant

That **Baker-Jones-Crow No. 4**, a partnership, consisting of **William R. Baker, Wilburn E. Jones, Robert E. Glaze, and Trammel S. Crow Trust,**

of the County of **Dallas** and State of **Texas**, for and in consideration of

the sum of **One and no/100----- (\$1.00) -----DOLLARS**
and other good and valuable consideration
to it in hand paid by **Crow-Coker Realty Company, Inc.**

of the County of **Dallas** and State of **Texas**, the receipt of which

is hereby acknowledged, do, by these presents **BARGAIN, SELL, RELEASE, AND FOREVER**

QUIT CLAIM unto the said **Crow-Coker Realty Company, Inc., its successors**

~~xxx~~ and assigns, all its right, title and interest in and to that certain tract or

parcel of land lying in the County of **Tarrant**, State of **Texas**, described as follows, to-wit:
Part of Tract B, Block 35, VALENTINE OAKS ADDITION, Hurst, Tarrant County, Texas, as recorded in Volume 388-41, page 10, Deed Records, Tarrant County, Texas, and being further described by metes and bounds as follows: BEGINNING at the Southwest corner of Tract A, Block 35, Valentine Oaks Addition, said point also being the most westerly northwest corner of said Tract B, Block 35; THENCE North 84 deg. 30 min. East along the South line of said Tract A, 175.0 ft. to its Southeast corner; THENCE North 0 deg. 06 min. West 175.0 ft. to the Northeast corner of said tract A and the most northerly Northwest corner of said Tract B in the South R.O.W. line of Bedford-Eules Rd. THENCE North 84 deg. 30 min. East along said ROW line 99.3 ft. to a point; THENCE South 89 deg. 40 min. East along said South R.O.W. line 250.7 ft. to a point; THENCE South 0 deg. 06 min. East a distance of 310.5 ft. to a point; THENCE North 89 deg. 55 min. West a distance of 523.1 ft. to a point in the East R.O.W. line of Precinct Line Rd. THENCE North 0 deg. 06 min. West along the East R.O.W. line of said Precinct Line Rd. 110.0 ft. to the place of beginning, and containing 2.958 acres of land; SAVE AND EXCEPT any portion thereof lying or situated in a public or private road or roadway.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said
Crow-Coker Realty Company, Inc.

its successors ~~xxx~~ and assigns forever, so that neither ----- the said

Baker-Jones-Crow No. 4

successors or assigns,
nor its heirs/nor any person or persons claiming under it shall, at any time hereafter, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS our hands at Dallas, Texas this 30th

day of December, A. D. 1970

~~Witness xxxxxxxx xxxxxxxx~~

Baker-Jones-Crow No. 4
By: *William R. Baker*
William R. Baker, Partner and authorized signature.

THE STATE OF TEXAS,
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
Willard R. Baker,

known to me to be the person whose name Willard R. Baker subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this the 4 day of December A. D. 1976

(L. S.)

Willard R. Baker
Notary Public in and for Dallas County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name 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 the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name 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 the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with this certificate of authentication, was filed for record in my office on the day of 19 and was duly recorded by me on the day of in Vol. , page , of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County at my office on the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

RH-6302 105 f.f. \$2.50

Quit-Claim Deed

FROM

Baker-Jones-Crow No. 4

TO

Crow-Coker Realty Company, Inc.

FILED FOR RECORD

This day of A. D. 19

at o'clock M.

County Clerk.

Deputy.

A. D. 19

County Records

In Book

County Clerk.

Deputy.

Recording Fee \$

This instrument should be filed immediately with the County Clerk for record.

Return to: Rattikin Title Co.

P. O. Box 595

Hurst, Texas 76053

THE ODESS COMPANY, PUBLISHERS, DALLAS