

VG-202-2017-142916

**Denton County
Juli Luke
County Clerk**

Instrument Number: 142916

Real Property Recordings

DEED

Recorded On: November 20, 2017 02:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

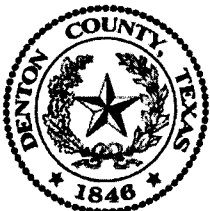
File Information:

Document Number: 142916
Receipt Number: 20171120000546
Recorded Date/Time: November 20, 2017 02:24 PM
User: Kenny C
Station: Station 22

Record and Return To:

RAYMOND L. TRAMMEL & TANYA S. TRAMMEL
2345 CLAREMONT COURT

FLOWER MOUND TX 75028



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

General Warranty Deed for Texas

DATE: November 20, 2017

RECORDING REQUESTED BY:

Tanya Sue Trammel
2345 Claremont Court
Flower Mound, TX. 75028

INSTRUMENT PREPARED BY:

Raymond Lee Trammel
2345 Claremont Court
Flower Mound, Texas 75028

(Above reserved for official use only)

RETURN DEED TO:

Raymond Lee Trammel /Tanya Sue Trammel
2345 Claremont Court
Flower Mound, Texas 75028

SEND TAX STATEMENTS TO:

Raymond Lee Trammel /Tanya Sue Trammel
2345 Claremont Court
Flower Mound, Texas 75028

Tax Parcel/APN # 115258DEN

GENERAL WARRANTY DEED FOR TEXAS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS
COUNTY OF DENTON

DATE: November 20, 2017

KNOW ALL MEN BY THESE PRESENT THAT, for and in consideration of the sum of \$0.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "Grantor") hereby conveys, sells, and grants to the below-named grantee (hereinafter "Grantee") and Grantee's heirs and assigns forever, all of Grantor's rights, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 2345 Claremont Court, Flower Mound, Denton County, Texas 75028 (the "Property").

Legal Description: Lake Forest ADDN. PH 2 Block 6 Lot 33 Single Family Dwelling.

Each Grantor hereby covenants as follows: that Grantor is lawfully seized of the Property in fee simple, that Grantor has good title to sell the Property, that Grantor and Grantor's successors and assigns will warrant and forever defend each Grantee and Grantee's heirs and assigns against all lawful claims on title to the Property, and that the Property is free from all encumbrances and other restrictions unless otherwise stated below.

Grantor: Raymond Lee Trammel
Marital Status: Not married
Address: 2345 Claremont Court
Flower Mound, Texas 75028

Grantee: Raymond Trammel
Marital Status: Not Married
Address: 2345 Claremont Court
Flower Mound TX. 75028

Tanya Sue Trammel
Marital Status: Not married
Address: 2345 Claremont Court
Flower Mound, Texas 75028

Vesting Information / Property Interest: Tenancy in common, divided as follows: Raymond Lee Trammel 3/4 and Tanya Sue Trammel 1/4.

Signatures:

Grantor signed, sealed, and delivered this General Warranty Deed to Grantee on November 20, 2017.

Grantor (or authorized agent)

Signed:

Print Name:

Raymond Lee Trammel

Notary Public

STATE OF TEXAS

COUNTY OF DENTON

On this the 20 day of November 2017, the foregoing GENERAL WARRANTY DEED, entered into as of November 20, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Raymond Lee Trammel

(Names of signatories).

11/20/2017 General Warranty Deed

WITNESS my hand and official seal.

PRINT:

David Holland [Affix seal]

SIGN:

David Holland My Commission Expires: May 15, 2020

NOTARY PUBLIC

