

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

**SPECIAL WARRANTY DEED**

**Grantors:** IRA EUGENE CORNSTUBBLE and MARTHA LEE CORNSTUBBLE

**Grantors' Mailing Address:** 103 Roundabout Lane  
Huntsville, TX 77320  
Walker County

**Grantee:** ANGELA THORMER

**Grantee's Mailing Address:** 105 Roundabout Lane  
Huntsville, TX 77320  
Walker County      Bk      Vol      Pg  
00002012      OR      935      41

**Consideration:**

Ten dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantors, receipt and sufficiency of which are hereby acknowledged.

**Property:**

Real property situated in Walker County, Texas, known commonly as 105 Roundabout Lane, Huntsville, Walker County, TX 77320, and described as follows:

LOT SIXTEEN A (16A), OF ACORN HILL SUBDIVISION, A SUBDIVISION IN THE JAMES DEAN SURVEY, ABSTRACT NO. 159, WALKER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 109, PLAT RECORDS OF WALKER COUNTY, TEXAS.

**Reservations From Conveyance And Exceptions To Conveyance And Warranty:**

Grantors, IRA EUGENE CORNSTUBBLE and MARTHA LEE CORNSTUBBLE, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grant, sell and convey to Grantee, ANGELA THORMER, Grantors' undivided interest in and to the property, together with all and singular the rights and appurtenances thereto

in any wise belonging, to have and hold it to Grantee, Grantee's heirs, successors, and assigns forever. Grantors bind Grantors and Grantors' 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, when the claim is by, through, or under Grantors but not otherwise, except as to the reservations from conveyance and exceptions to conveyance and warranty.

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

Grantors assign to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Grantee assumes all ad valorem taxes due on the property.

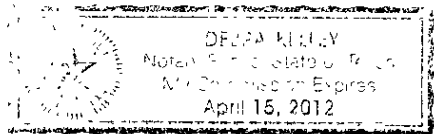
**THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES AND NO EXAMINATION HAS BEEN MADE AND NO OPINION HAS BEEN GIVEN BY THE FIRM PREPARING THIS INSTRUMENT AS TO THE TITLE OR THE DESCRIPTION OF THE PROPERTY INVOLVED.**

SIGNED ON 4-1, 2010.

  
\_\_\_\_\_  
IRA EUGENE CORNSTUBBLE, Grantor

STATE OF TEXAS §  
  §  
COUNTY OF WALKER §

SUBSCRIBED AND SWORN TO before me on the 1 day of April,  
2010 by IRA EUGENE CORNSTUBBLE.



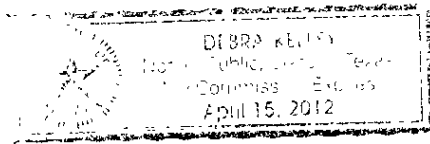
  
\_\_\_\_\_  
NOTARY PUBLIC FOR THE STATE OF TEXAS

SIGNED ON 4-1, 2010.

*Martha Lee Cornstubble*  
MARTHA LEE CORNSTUBBLE, Grantor

STATE OF TEXAS §  
  §  
COUNTY OF WALKER §

SUBSCRIBED AND SWORN TO before me on the 1 day of April,  
2010 by MARTHA LEE CORNSTUBBLE.



*Delora Kelley*  
NOTARY PUBLIC FOR THE STATE OF TEXAS

Filed for Record in:  
Walker County  
On: Apr 07, 2010 at 03:57P  
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Recording  
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By:  
Gloria Spencer

STATE OF TEXAS COUNTY OF WALKER  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me  
and was duly recorded in the volume and page  
of the named records of:  
Walker County  
as stamped hereon by me.

Apr 07, 2010

**AFTER RECORDING RETURN TO:**  
Mr. & Mrs. Gene Cornstubble  
103 Roundabout Lane  
Huntsville, TX 77320

James Patton, County Clerk  
Walker County