

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.

GENERAL WARRANTY DEED

Lot 2, Block 1, Horizon City Estates Unit 3, El Paso County, Texas
Property ID# H78400300100020

Date: March 12, 2025

GRANTOR:

Heter Family Revocable Living Trust
Co-Trustee: Kitty Consolo
4401 Cat Run Road
Granville, Ohio 43023

Heter Family Revocable Living Trust
Co-Trustee: Janice M. Heter
10761 Meadow Trail
Strongsville, Ohio 44149

GRANTEE:

The County of El Paso, Texas
a/k/a El Paso County Texas
Attn: County Judge
500 E. San Antonio Suite 305
El Paso, TX 79901

CONSIDERATION:

Sum of one (1) dollar and for the ease of the administration of the Heter Family Revocable Living Trust.

PROPERTY:

Lot 2, Block 1, Horizon City Estates Unit 3, El Paso County, Texas, according to Real Property Records of El Paso County, Texas on file in Volume 4084, Page 896.

RESERVATIONS AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of

improvements; all rights, obligations, and other matters arising from and existing by reason of any El Paso County water or utility district.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, their heirs, beneficiaries, successors and assigns forever; and it does hereby bind itself and its successors to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, their heirs, beneficiaries, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

GRANT:

Grantor, for Consideration and subject to the Reservations and Exceptions to Conveyance and Warranty, grants, donates, and conveys to Grantee the Property, together with all and singular rights and appurtenances in anyway belonging, to have and to hold, to Grantee and Grantee's successors and assigns forever. Grantor binds itself and its heirs, personal representatives, agents, successors, and assigns to warrant and forever defend the property against every person lawfully claiming or to claim all or any part of the property when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

GRANTOR acknowledges that it is not represented or advised by the El Paso County Attorneys' Office and that GRANTOR has had an opportunity to have this document, and all related documents, examined by an attorney of its choice.

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

Kitty Consolo
Heter Family Revocable Living Trust
Co-Trustee: Kitty Consolo
Date: 3/12/2025

Janice M Heter, Kitty Consolo, POA
Heter Family Revocable Living Trust
Co-Trustee: Janice M. Heter
Date: 3/12/2025

STATE OF OHIO

COUNTY OF LICKING

VERIFICATION

Before me, the undersigned Notary Public, on this day personally appeared Heter Family Revocable Living Trust Co-Trustee: Kitty Consolo, a person known to me to be the person whose name is subscribed on the foregoing instrument and who acknowledged to me that they executed the instrument for the purposes and considerations expressed in it and further declared under oath the factual declarations contained in it are true and correct for all purposes.



Signature

Maria Molino
Printed Name

Notary Public in and for the State of Ohio

Date: 3/12/2025

My Commission Expires: Feb 27th 2030

Seal:



STATE OF OHIO

COUNTY OF LICKING

VERIFICATION

Before me, the undersigned Notary Public, on this day personally appeared the Heter Family Revocable Living Trust Co-Trustee Janice M. Heter, a person known to me to be the person whose name is subscribed on the foregoing instrument and who acknowledged to me that they executed the instrument for the purposes and considerations expressed in it and further declared under oath the factual declarations contained in it are true and correct for all purposes.



Signature



Printed Name

Notary Public in and for the State of Ohio

Date: 03/12/2025

My Commission Expires: Feb 27th 2030

Seal:



ACCEPTANCE OF CONVEYANCE

The County Commissioners Court of El Paso County Texas, sitting as the governing body of the County of El Paso, a body politic and political subdivision of the State of Texas, did at a regular meeting with a quorum being present on the _____ day of March 2025 vote to accept the property described above on behalf of the County of El Paso Texas.

THE COUNTY OF EL PASO, TEXAS

Ricardo Samaniego
El Paso County Judge
Date: _____

STATE OF TEXAS

COUNTY OF EL PASO

VERIFICATION

Before me, the undersigned Notary Public, on this day personally appeared Ricardo Samaniego, the El Paso County Judge, a person known to me to be the person whose name is subscribed on the foregoing instrument and who acknowledged to me that he executed the instrument for the purposes and considerations expressed in it, doing so in his capacity as the chief executive officer of the County of El Paso, Texas. Given under my hand and seal of office on _____, 2025.

Signature

Printed Name
Notary Public in and for the State of Texas

My Commission Expires: _____

Seal: