

NOTICE

Notice 1

This Notice to inform any person who has lawful standing to view this file who wishes to review the complete file on record may do so by requesting an appointment with;

Your Name: **Dyal, Michael and Dyal, Lisa**
Address: **317 Sidney Baker South Ste, 400-463
Kerrville, Texas, [78028]**

E-mail: **mike@dyalcustomhomes.com**
Phone: **830-257-9090**

Notice 2

We, **Dyal, Michael and Dyal, Lisa** will set the time, date and place for the review of my documents, no exceptions!

Notice 3

We, **Dyal, Michael and Dyal, Lisa** have the summary of the chain of title included in this file.

Notice 4

This document of the public posting has a total of 20 pages.

Notice 5

Failure of any lawful party claiming an interest, to bring forward a lawful challenge to this **Certificate of Acceptance of Declaration of Land Patent and the benefit of Original Land Grant/Patent Forever Benefit, as stipulated herein, laches and estoppel will be in effect to any and all parties claiming an interest forever.**

Failure to make a lawful claim, as indicated herein, within **sixty (60) calendar days** of this notice, will forever bar any claimant from any claim against my/our allodial Land Patent estate as described herein and will be Final Judgment.

The united states of America, And In The Republic state Texas

NOTICE OF,

**CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT,
LAND PATENT #255 Dated December 8, 1847 (SEE ATTACHED PATENT),**

Natural Person: Dyal, Michael

Nationality: Texan

Place of Birth: Constitutional Union State Texas

Domicile: state of the Union

Residence: non-resident, non-person

Citizenship status: non-citizen, national" U.S.A., Constitutional but not statutory U.S. citizen

Enclosures:

Oath of Lawful Status, Citizenship, domicile, non-resident, official records of Comal County, Texas State, court recorded File No. 202306032051

Certificate of Nationality, official records of State of Texas State, Secretary of State Apostille File No. 12645113

Natural Person: Dyal, Lisa

Nationality: Texan

Place of Birth: Constitutional Union State Texas

Domicile: state of the Union

Residence: non-resident, non-person

Citizenship status: non-citizen, national" U.S.A., Constitutional but not statutory U.S. citizen

Enclosures:

Oath of Lawful Status, Citizenship, domicile, non-resident, official records of Comal County, Texas State, court recorded File No. 202306032050

Certificate of Nationality, official records of State of Texas State, Secretary of State Apostille File No. 12645117

Mailing Address:

317 Sidney Baker South Ste, 400-463, KerrvilleTexas, 78028

KNOW ALL YE MEN BY THESE PRESENT.

That we, **Dyal, Michael**, and **Dyal, Lisa**, do hereby certify and declare that we are "Assignees" at law in the LAND PATENT named and numbered above; that we have brought forward said **Land PATENT Forever Benefit**, in our names as it pertains to the land described below. See [*Hooper et. Al v. Scheimer, 64 U.S. (23 how.) 235 (1859)*] "I affirm that a PATENT is unimpeachable at law, except, perhaps, when it appears on its own face to be void; and the authorities on this point are so uniform and unbroken in the courts, federal and state, that little else will be necessary beyond a reference to them."

The character of said land, brought forward, so claimed and conveyed by this PATENT, which is legally described, identified by the Texas General Land Office, based upon location and referenced under the **Land PATENT #255**, Dated **December 8, 1847** is as follows; *In Bexar District, known as survey No. 115, in section No. 2 on the Guadalupe River about fifty-five miles north west of San Antonio. Commonly known as Abstract Number 193, File Number 000525, Patent Number 255, Certificate Number 690, Kerr County, Texas, containing 640.00 acres.*
(SEE ATTACHED PATENT FOR MEETS AND BOUNDS DESCRIPTION).

Unless otherwise stated, we, **Dyal, Michael**, and **Dyal, Lisa**, have individual knowledge of matters contained in this Certificate of Acceptance of Declaration of PATENT. We are fully competent to testify with respect to these matters.

We, **Dyal, Michael**, and **Dyal, Lisa**, are Assignees at Law and bona fide subsequent Assignees by contract, of a certain legally described portion of LAND PATENT under the original, certified **Land PATENT #255**, Dated **December 8, 1847**, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together with all hereditament, Tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this NOTICE OF CERTIFICATE OF ACCEPTANCE AND DECLARATION OF LAND PATENT.
(SEE ATTACHED PATENT)

No claim is made herein that we have been assigned the entire tract of land as described in the original PATENT. Our assignment of land is inclusive of only the land described herein and within the attached deed. Said assignment of land being situated entirely within the bounds of **Land PATENT #255**, as established by The Texas General Land Office via the attached certified Land PATENT. Together, this deed and property description demonstrate the equitable interest in said property and establishes the lawful basis for valuable consideration upon which the LAND PATENT FOREVER BENEFIT has been brought forward, said deed between the parties thereto, being dated **July 27, 2016**.

The description of our assignment of land is as follows;
FIELD NOTES DESCRIPTION FOR PARTS OF LOT NOS. 9 AND 10 IN BLOCK 24 OF THE J.A. TIVY ADDITION IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 0.26 acre, more or less, out of Thos. Hand Survey No. 115, Abstract No. 193 in the City of Kerrville, Kerr County Texas; comprising parts of Lot Nos. 9 and 10 in Block 24 of the J. A. Tivy Addition, a subdivision of Kerr County according to the plat of record in Volume P at Page 16 of the Deed Records of Kerr County, Texas; that same land conveyed from James B. Keith to Barbara Cole by a Warranty Deed with Vendor's Lien executed the 31st day of January, 2003 and recorded in Volume 1245 at Page 252 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds follows:

BEGINNING at a ½" iron stake found at the intersection of the northeast right-of-way line of Main Street, an eighty (80) ft. wide public Street and the southeast right-of-way line of "A" Street, a sixty (60) ft. wide public street for the west corner of the herein described tract, said Cole tract, Lot No. 9 and Block 24; THENCE, with the northwest line of said Cole tract, Lot No. 9 and Block 24 along the southeast light-of-way line of said "A" Street N 44° 53' 20" E, 150.02 ft. to a ½" iron stake found for the north corner of the
Page 2 of 7

herein described tract and Cole tract, and the west corner of a certain tract conveyed from Anne Taylor Nicholson to Eric N. Ashley and Jacqueline Ashley by a Warranty Deed with Vendor's Lien executed the 24th day of May 2001 and recorded Volume 1124 at Page 217 of the Real Records of Kerr County, Texas; THENCE, upon, over and across said Lot Nos. 9 and 10 with the common line between said Cole and Ashley tracts S 450 02' 43" E; 74.56 ft. to a 1/2" Iron stake for the east corner of the herein described tract and Cole tract, and the north corner of a certain tract conveyed from James B. Keith and Mamie S. Keith to Barbara Cole by a Warranty Deed with Vendor's Lien executed the 17th day of September, 2004 and recorded in Volume 1385 at Page 253 of the Real Property Records of Kerr County, Texas;

THENCE, upon, over and across said Lot No. 10 with the common line between said Cole tracts S 440 S 52' 39" W, 149.97 ft. to a 1/2" iron stake set in the southwest line of Lot No. 10 and Block 24, and the northeast right-of-way line of said Main Street for the south corner of the herein described tract and southwest common corner of Cole tracts;

THENCE, with the southwest line of said Cole tract (Vol. 1245 Pg. 252), Lot Nos. 9 and 10, and Block 24 along northeast right-of-way line of said Main Street N 450 05' 25" W, 74.59 ft. to the PLACE OF BEGINNING.

The filing of this NOTICE OF CERTIFICATE OF ACCEPTANCE OF SAID DECLARATION LAND PATENT shall not deny or infringe on any right(s), privilege, or Immunity of any other Heir or Assigns to any other portion of land located within the above-described Land PATENT #255 Dated December 8, 1847. (SEE ATTACHED LAND PATENT)

At common Law, a (60) day posting period has been provided for challenges to this Land PATENT FOREVER BENEFIT. It is stipulated that, if after (60) days from date of posting, no Lawful challenge has been presented and upheld, said Certificate of Acceptance of said Declaration of Land PATENT, perfects this PATENT (Allodial) Title in the names so listed above FOREVER, otherwise latches or estoppel shall forever bar the same against said Freehold PATENT (Allodial) land so described herein.

If a lawfully qualified Sovereign American individual has a lawful claim to title and this Land PATENT benefit is challenged, the court must be a court of competent jurisdiction, being the Common law Supreme Court (Article III) or any other court of competent jurisdiction. Any action against a PATENT by a corporate state or their Respective statutory, Legislative units (i.e., courts) would be an action at law which is outside the venue and jurisdiction of the Article III courts. There is no Law Issue contained herein which may be heard in any of the State or Federal courts (Article I/IV), nor can any court of Equity / Admiralty / Military set aside, annul, or change a Land PATENT. (Reference: Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land PATENTS.) "Nothing in this PATENT can be changed by either party, nothing can be added, nor can anything be deducted" once the PATENT is issued.

If this duly certified LAND PATENT is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien (security interest), Lawful debt, or other Lawful interest in said land, and no Lawful claim having been filed in a court of competent jurisdiction at law within sixty (60) days from the date of posting this NOTICE, then the above-described land shall remain an Allodial Freehold title of Dyal, Michael, and Dyal, Lisa and their Heir(s) or Assignee(s) forever.

JURISDICTION

THE RECIPIENT HERETO IS MANDATED by Article IV, Sec. 3, Clause 2, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause 1, Article 1 Sec. 10, Clause 1 of the Constitution for the united states of America.

LAND PATENTS, OBLIGATION OF CONTRACTS, VESTED RIGHTS

Chief Justice Marshall's opinion in *Fletcher v. Peck* - performed two creative acts pursuant to Contracts having Continuing Obligations. See Source: <http://www.law.cornell.edu/supremecourt/text/10/87> Chief Justice Marshall recognized that an obligatory contract was one still to be performed—in other words, an executory contract, also that a grant of land was an executed contract- a conveyance. But, he asserted, every grant is attended by "an implied contract" on the part of the grantor not to claim again the thing granted. Thus, grants are brought within the category of contracts having continuing obligation.

The early cases of *Fletcher v. Peck*, *New Jersey v. Wilson*, and *Dartmouth College v. Woodward*-<http://www.law.cornell.edu/supremecourt/text/17/518> established that the States could not "impair the obligation of contracts" by attempting to repeal or modify private acts, such as land PATENTS or corporate charters, which had already created vested rights.

DOCTRINE OF RELATION BACK

The doctrine of relation is applicable to public land transactions under a federal PATENT. ¹ When necessary to give effect to the intent of the statute or to cut off intervening claimants, the PATENT is deemed to relate back to the time of the inception of the PATENTEE'S claim to the land. ² When the doctrine applies, the last proceeding which consummates the conveyance of the public land is held to take effect by relation back as of the day when the first proceeding was had. ³ This relation back is also effective in favor of persons to whom the claimant has assigned or transferred rights in the land before the issuance of the PATENT. ⁴

In applying the doctrine of relation back, the PATENT has been regarded, under the particular circumstances, as relating back to the date of the initiatory act, ⁵ such as the date of the entry, ⁶ to the date of conveyance or deed, ⁷ to the first qualifying act which definitively located the boundaries of the claimed land so as to legitimately bar others from entering, ⁸ and to the inception of the equitable right upon which title is based ⁹. §249 Doctrine of relation back, Research References - West's Key Number Digest, Public Lands 114(2)

NATURAL PERSONS(S)

WHEREAS, We, **Dyal, Michael**, and **Dyal, Lisa**, are "natural persons" as defined in Title 12 Banks and Banking CFR §330.1 means a "human being" and in accordance with 31 CFR 1010.605 (h) Non-United States person or non-U.S. person means a natural person who is NOT a United States citizen nor is accorded the privilege of residing permanently in the United States pursuant to title 8 of the United States Code.

DOMICILE NOT NATIONALITY

WHEREAS, We, **Dyal, Michael**, and **Dyal, Lisa**, sometimes reside at c/o 354 Englewood Dr, Kerrville, Texas domiciled in a state of the Union "national" of the United States 8 U.S.C. §1101(a)(21), and NOT domiciled within the exclusive jurisdiction of Congress and hence are not subject to federal civil law. Cannot have a civil statutory STATUS under the laws of Congress to which any obligations attach, especially including "citizen" without such a federal domicile. Domicile is a prerequisite to having any civil status per Federal Rule of Civil Procedure 17. One therefore cannot be a statutory "alien" under 8 U.S.C. U.S.C. §1101(a)(3) without a domicile on federal territory. Without such a domicile, we are a transient foreigner and neither an "alien" nor

a "nonresident alien." DOMICILE and NOT nationality is what imputes a status under the tax code and a liability for tax;

WHEREAS, We, **Dyal, Michael**, and **Dyal, Lisa**, are U.S.A. "Nationals", Constitutional but not statutory U.S. citizens, being a "Natural" man and woman and not "Citizens" defined in 26 C.F.R. §1.1-1, not having consented to being domiciled within the United States (**having no civil status**), rather being "Nationals" as defined in INA section 101(a)(21) of the Immigration and Nationality Act.

RESTORATION OF STATUS

WHEREAS, We, **Dyal, Michael**, and **Dyal, Lisa**, in some cases, in *esse & sui juris* Restoration of Former Status from being a public "United States" citizen; a Federally owned "U.S. citizen" as of March 9, 1933; and a Taxpayer, a **surety**, **Bondman put to Tribute** as of September 8, 1936; name derivatives, ALL CAPITALIZATION / / ESTATE OF and / / ESTATE OF, to being a private "national" of Texas, state of the Union, U.S.A.

WHEREAS, the Secretary of State (of the several states) charters corporations and issues franchises, therefore, any natural born citizen/Private American National Citizen with a BIRTH CERTIFICATE is liable to the Franchise Board of the State's Department of Revenue for income/excise/privilege taxes, as well as being liable to the Internal Revenue Service collecting the internal revenue for the "Federal Corporation" of the United States (28 USC 3002 (15)(A)) via excise/income/privilege taxes in payment of the interest on the national debt (proven by President Ronald Reagan's Grace commission) which interest is owed to the Roman papacy's Federal Reserve Bank;

WHEREAS, We **Dyal, Michael**, and **Dyal, Lisa**, have returned to our former status of being an American Freeman and an American National in Equity, i.e. de jure Private National Citizen of the United States under Section 1 of the 14th Amendment and therefore stand "in personam", "*in esse*", and "*sui juris*", possessing all God-given unalienable rights including those protected by the first eight amendments of the Bill of Rights, all Constitutional rights (federal and state) and all common Law rights of a de jure Private Citizen of the United States/American National, **no longer under the legal disability of being the Property/Surety for and/or wedded to a, state-created, Public "U.S. citizen" owned by the Federal Military Government of the United States**;

PERFECTED LAND PATENT, ESTATE RESTORED

WHEREAS, We, **Dyal, Michael**, and **Dyal, Lisa**, hereby make lawful claim to the Allodial Land PATENT FOREVER BENEFIT in our names, said land described above and in the attached deed, representing equitable interest which is the subject of this land PATENT forever benefit, said claim shall be considered henceforth perfected in our names as Assignees, and all future claims by others against this land shall be forever waived;

THEREFORE; This Land PATENT Forever Benefit, being regular in form, authorized by Supremacy of Treaty Law and Constitutional and Congressional Mandate, now restores ALL Legal and Equitable ownership interests previously surrendered through prior adhesion contracts, since issuance of original Land PATENT Allodial Title, to the current equitable interest which is the subject of this Declaration of Land PATENT, said PATENT having been signed and executed by Presidential authority as **Land PATENT #255**, Dated **December 8, 1847**;

Now, the ownership interests as expressed in the attached deeds, dated **July 27, 2016**, being appended hereto, having been deceptively and fraudulently cleaved from the full bundle of rights, and an ESTATE having been created, thus equitable ownership having been severed with the issuance of the first and subsequent Deeds and Mortgage instruments, those deeds and instruments being Color of Title (That which

is a semblance or appearance of title, but is not title in fact or law, Black's Law Dictionary, 6th edition), the "ESTATE" then having been created for the ALL CAPITALIZATION name(s) and NOT the "Natural" man/woman.

HENCEFORTH; The ESTATE is segregated no longer, the Legal and Equitable Ownership Interests are now and forever more restored to full Allodial Freehold rights, for **Dyal, Michael**, and **Dyal, Lisa**, with the right of Possession, Use, Exclusion, and the right to Encumber and Dispose of being fully and completely restored, *nunc pro tunc*.

There now exists NO Federal, State, Municipal or other corporate authority to impose a direct tax upon the equitable and legal ownership interest which is expressed in the attached deeds, dated **July 27, 2016**, which are the subject of this Declaration of Land PATENT.

PERJURY JURAT

Pursuant to Title 28 USC sec. 1746 (1) and executed "without the United States", We **Dyal, Michael**, and **Dyal, Lisa**, affirm under penalty of perjury under the laws of the united states of America that the foregoing is true and correct to the best of our belief and informed knowledge. And further deponents saith not. We now affix our autograph of the above affirmations with EXPLICIT RESERVATION OF ALL OF OUR UNALIENABLE RIGHTS, WITHOUT PREJUDICE.

Respectfully By: *Dyal Michael*
Dyal, Michael

Date: *2/20/2024*

Respectfully By: *Dyal Lisa*
Dyal, Lisa

Date: *2/20/24*

Texas Notary Acknowledgement

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 Texas

County of Kerr

On 2-20-24 before me, Bettijo K. Darcy
(name and title of the officer)

personally appeared, **Dyal, Michael** and **Dyal, Lisa**, who proved to me based on satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Bettijo K. Darcy

(seal)



2023-169 B

CF

PROPERTY: BEING ALL OF A TRACT OR PARCEL OF LAND LYING ND BEING SITUATED IN THE COUNTY OF KERR, STATE OF TEXAS, CONTAINING 0.26 ACRE, MORE OR LESS OUT OF THOS. HAND SURVEY NO. 115, ABSTRACT NO, 193; COMPRISING PARTS OF LOTS 9, 10 IN BLOCK 24 OF THE J.A. TIVY ADDITION, A SUBDIVISION OF KERR COUNTY ACCORDING TO THE PLAT OF RECORD IN VOLUME P, PAGE 16 OF THE DEED RECORDS OF KERR COUNTY TEXAS.

FROM: DEED VOLUME D, PAGE 42
DATED: DECEMBER 8, 1847
RECORDED: MARCH 9, 1872

TO: AUGUST 25, 2023

OWNER: MICHAEL DYAL AND
LISA DYAL

GLO	STATE OF TEXAS	12/8/1847
PATENT	TO	FILE # 525
OFFICE	THE HEIRS OF THOMAS HAND, DECEASED (640 OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	PATENT # 255

NOTE IT APPEARS THE BELOW
DEEDS MAY HAVE BEEN FILED OUT
OF ORDER.

DEED	STATE OF TEXAS TO HEIRS OF THOMAS HAND, DECEASED (640 (SP) OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	12/8/1847 3/9/1872 D/42 PATENT # 255
DEED	JAMES B. CRABTREE TO JOSEPH A. TIVY (640 (SP) OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	4/27/1842 3/7/1882 D/43
DEED	A.SIDNEY JOHNSTON AND CHARLES L. HARRISON TO JAMES B. CRABTREE (640 (SP) OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	1/14/1840 3/7/1872 D/45
DEED	JOHN MCCLANAHAM TO A.SIDNEY JOHNSTON AND CHARLES L. HARRISON (640 (SP) OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	12/28/1937 3/7/1872 D-46

DEED	ASAHEL TUTTLE ADMINISTRATOR OF THE SUCCESSION OF THOMAS HAND, LATE TO JOHN MCCLANAHAM (640 (SP) OUT OF 1280 ACRES OUT OF SURVEY NO. 115, ABSTRACT NO, 193)	12/11/1837 3/7/1872 D/48
PLAT	JOSEPH A. TIVY TO PUBLIC (JA. TIVY ADDITION)	9/29/1880 11/17/1890 P-16
DEED	JOSEPH A. TIVY TO MRS. MARY V. GILLESPIE (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	10/26/1891 11/7/1891 P/425
DEED	MRS M.F. GILLESPIE AND W.F. GILLESPIE, HER HUSBAND TO MARY E. PARSONS (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	11/11/1901 10/17/1902 U/598
ESTATE	THE ESTATE OF THOMAS HAND TO PUBLIC (FOR YOUR INFORMATION ONLY)	11/27/1837 6/6/1905 W/531

DEED	MARY E. PARSONS, A FEME SOLE TO S.H. HUNTINGTON (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	4/7/1903 4/7/1903 X-56
DEED	SPENCER HINSDALE HUNTINGTON TO B.F. DANNY (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	5/22/1909 5/22/1909 27/577
DEED	MRS LIZZY DENNY, AS INDEPENDENT EXECUTRIX OF THE ESTATE OF B.F. DENNY AND C.D DENNY TO J.F. LEISERING (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	8/28/1919 9/17/1919 37/481
DEED	J.F. LEISERING AND MAUD H. LEISERING, HUSBAND AND WIFE TO W.M. WHEELER (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	2/2/1921 2/4/1921 39/192

WD	M.W. WHEELER ADMINISTRATOR OF THE COMMUNITY ESTATE OF A.L. WHEELER, DECEASED AND MYSELF TO J.R. BURNETT (LOTS 9, 10, 11 IN BLOCK 24, TIVY'S ADDITION)	4/30/1925 5/29/1925 43/601
WD-VL	J.R. BURNETT AND WIFE, DORA ELLEN BURNETT TO E.H. KEITH AND WIFE ADDIE KEITH (PARTS OF LOTS 9, 10, BLOCK 24 TIVY'S ADDITION)	7/1/1944 7/19/1944 73/336
GIFT DEED	ADDIT KEITH SURVIVING WIDOW OF E.H. KEITH, DECEASED TO JAMES E. KEITH (PARTS OF LOTS 9, 10, BLOCK 24 TIVY'S ADDITION)	12/29/1971 12/30/1971 153/262
WD-VL	JAMES E. KEITH TO BARBARA COLE, A FEME SOLE (PARTS OF LOTS 9, 10, BLOCK 24 TIVY'S ADDITION)	1/31/2003 2/3/2003 1245/252

WD-VL

BARBARA COLE, AN UNMARRIED
PERSON
TO
MICHAEL DYAL AND
LISA DYAL
(PARTS OF LOTS 9, 10, BLOCK 24
TIVY'S ADDITION)

7/27/2016

8/1/2016

16-04695

16-04695

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.

WARRANTY DEED WITH VENDOR'S LIEN

Date: JULY 27, 2016

Grantor: BARBARA COLE an unmarried person

Grantee: MICHAEL DYAL and LISA DYAL

Consideration: TEN AND NO/100 DOLLARS and other good and valuable consideration and the further consideration of a note of even date that is in the principal amount of TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00) and is executed by Grantee, payable to the order of GUADALUPE NATIONAL BANK (herein "Lender"). The note is secured by a vendor's lien retained in favor of Lender in this deed and by a deed of trust of even date, from Grantee to Chad Stary, Trustee.

Lender, at Grantee's request, having paid in cash to Grantor that portion of the purchase price of the property that is evidenced by the note described, the vendor's lien and superior title to the property are retained for the benefit of Lender and are transferred to Lender without recourse on Grantor.

Property (including any improvements):

All that certain tract or parcel of land, lying and being situated in the County of Kerr, State of Texas and being part of Lots 9 and 10, Block 24, Jos. A. Tivy's Addition, a subdivision of Kerr County, Texas, according to the plat of said subdivision recorded in Volume P, Page 16-25, Deed Records of Kerr County, Texas and being more particularly described by metes and bounds on the attached Exhibit "A" for all purposes.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: This conveyance is made by Grantors and accepted by Grantees expressly subject to the following matters to the extent, but only to the extent, the same are valid and subsisting and affect the Property (without waiving

WARRANTY DEED WITH VENDOR'S LIEN - PAGE 1

FILED BY AND RETURN TO:
38070
KERR COUNTY ABSTRACT & TITLE CO.
712 Earl Garrett Street
Kerrville, Texas 78028

rights or defenses relating to and without ratifying such matters, and with the intention that the doctrine of revivor will not apply thereto), to-wit:

1. Any visible and/or apparent roadways or easements over or across the subject property.
2. Easements and all matters as per plat recorded in Volume P, Page 16, Deed Records of Kerr County, Texas.
3. Easement as reserved in Ordinance dated June 9, 1955, recorded in Volume 98, Page 244, Deed Records of Kerr County, Texas.
4. Easement as reserved in Deed dated June 9, 1955, recorded in Volume 98, Page 247, Deed Records of Kerr County, Texas.
5. Easements, overhead utilities, and all matters, as shown on plat of survey dated July 14, 2016 by Lee C. Voelkel, R.P.L.S. No. 3909.
6. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records of Kerr County, Texas.

Grantor, for the consideration, receipt of which is acknowledged, and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

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

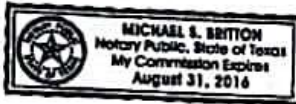

BARBARA COLE

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on JULY 18, 2016,
by BARBARA COLE.




Notary Public, State of Texas

GRANTEE'S ADDRESS:
MIKE DYAL and LISA DYAL
426 Shin Oak Way
Rockville TX 78028

G.F. No: 38070

Filed By and Return To: Kerr County Abstract & Title Co.

Exhibit "A"

FIELD NOTES DESCRIPTION FOR PARTS OF LOT NOS. 9 AND 10 IN BLOCK 24 OF THE J. A. TIVY ADDITION IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS

Being all of a certain tract or parcel of land containing 0.26 acre, more or less, out of Truss Head Survey No. 115, Abstract No. 193 in the City of Kerrville, Kerr County, Texas; comprising parts of Lot Nos. 9 and 10 in Block 24 of the J. A. Tivy Addition, a subdivision of Kerr County according to the plat of record in Volume P at Page 16 of the Deed Records of Kerr County, Texas; that same land conveyed from James E. Keith to Barbara Cole by a Warranty Deed with Vendor's Lien executed the 31st day of January, 2003 and recorded in Volume 1245 at Page 252 of the Real Property Records of Kerr County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{1}{4}$ " iron stake found at the intersection of the northeast right-of-way line of Main Street, an eighty (80) ft. wide public street and the southeast right-of-way line of "A" Street, a sixty (60) ft. wide public street for the west corner of the herein described tract, said Cole tract, Lot No. 9 and Block 24;

THENCE, with the northwest line of said Cole tract, Lot No. 9 and Block 24 along the southeast right-of-way line of said "A" Street $N44^{\circ}53'20''E$, 150.02 ft. to a $\frac{1}{4}$ " iron stake found for the north corner of the herein described tract and Cole tract, and the west corner of a certain tract conveyed from Anna Taylor Nicholson to Eric N. Ashley and Jacqueline Ashley by a Warranty Deed with Vendor's Lien executed the 24th day of May, 2001 and recorded in Volume 1124 at Page 217 of the Real Property Records of Kerr County, Texas;

THENCE, upon, over and across said Lot Nos. 9 and 10 with the common line between said Cole and Ashley tracts $S45^{\circ}02'43''E$, 74.56 ft. to a $\frac{1}{4}$ " iron stake for the east corner of the herein described tract and Cole tract, and the north corner of a certain tract conveyed from James E. Keith and Mamie S. Keith to Barbara Cole by a Warranty Deed with Vendor's Lien executed the 17th day of September, 2004 and recorded in Volume 1385 at Page 253 of the Real Property Records of Kerr County, Texas;

THENCE, upon, over and across said Lot No. 10 with the common line between said Cole tracts $S44^{\circ}32'39''W$, 149.97 ft. to a $\frac{1}{4}$ " iron stake set in the southwest line of Lot No. 10 and Block 24, and the northeast right-of-way line of said Main Street for the south corner of the herein described tract and southwest common corner of Cole tracts;

THENCE, with the southwest line of said Cole tract (Vol. 1245 Pg. 252), Lot Nos. 9 and 10, and Block 24 along the northeast right-of-way line of said Main Street $N45^{\circ}05'25''W$, 74.59 ft. to the **PLACE OF BEGINNING**.

FILED AND RECORDED
At 1:20'clock P.M.
STATE OF TEXAS
COUNTY OF KERR
August 1, 2016
I hereby certify that this instrument was filed in the
numbered sequence on the date and time
stamped above by me and was duly recorded in
the Official Public Records of Kerr County Texas.
Rebecca Rodriguez, County Clerk
Deputy

In the name of the State of Texas

W. S. D.

Be it to whom this present shall come, Sherrif, J. S. Dickinson Anderson
Governor of the State aforesaid by virtue of the power vested in me by law and
authority in accordance with the laws of said State in such cases made and provided

to do by this present grant to the State of Texas, I do hereby certify that
there is assigned for sale the hundred and fifty acres of land situated and
described as follows: In Bexar District, known as survey N. 100, in Section 20

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in the Precinct of Bexar about 55 miles North West from the City of San Antonio.

Beginning at a Cypress 24 in. dia. on the bank of the River for the upper corner
of N. 100, and the four corners of the survey, from which a Cypress 18 in. dia.

has been set 12' East 25' west, and another 20 in. dia. has been set 16' West 37 1/2
was. Thence North 45' East, four thousand one hundred and five acres to a

state and amount. Thence North 45' West, Nine hundred and fifty acres to a
state and amount. Thence South 45' West, three thousand three hundred and

ninety five acres to a Cypress 12 in. dia. on the bank of the River for the

upper corner of the survey, from which a Cypress 11 in. dia. has been set 55' East

2 1/2' west, and a Cypress 10 in. dia. has been set 22' East 2 1/2' west. Thence

down the River with its meanders to the place of beginning. Bearing true

North 11' Westly which will bring to their true N. 100 of the State

land, the said land here by or assigns forever all the right and title in and

to said land herefore held and possessed by the said State and also hereby

assign the same to the State. In testimony whereof, I have caused the

Seal of the State to be affixed as well as the Seal of the General Land Office

to be hereunto in the Eighteenth day of November in the

year of our Lord one thousand eight hundred and fifty eight.

W. S. D.
Commissioner of the G. L. O.

J. Dickinson Anderson
Governor

Texas General Land Office, Austin, Texas OCT 26 2023

I, Dawn Buckingham, M.D., Commissioner of the Texas Land Office of the State of Texas, do hereby certify that on the reverse hereof is a true and correct copy of this instrument now on file in this office together with all endorsements thereon

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of said office the day and date first above written


Dawn Buckingham, M.D. Commissioner of the Texas General Land Office