

**The united states of America, and in The Republic state of Texas**

Eleazar Fontanez and Maria Santos Desnoyers  
In Care Of: Rural Route 120 W Franklin Ave  
Saginaw, Texas. Republic, usA  
NON-DOMESTIC

**NOTICE OF,**

**CERTIFICATE OF ACCEPTANCE OF DECLARATION OF LAND PATENT,**

**LAND PATENT #53, Volume #36. Dated FEBRURARY 16, 1886. (SEE ATTACHED),**

**KNOW ALL YE MEN AND WOMEN BY THESE PRESENT.**

1. That we, Eleazar Fontanez and Maria Santos Desnoyers , do hereby certify and declares that we are "Assignee(s)" in the LAND PATENT named and numbered above; that we have brought forward said Land Patent Forever Benefit, in our name(s) 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 so claimed by the patent, and legally described and referenced under the Patent Number Listed above is: Based upon a Land Grant to Juan Amendaris and later transferred to Mrs. C. J. Davis, December 14, 1875 and subsequently a patent being issued to same C. J. Davis, February 16, 1886. Patent #53 Volume #36, from Abstract # A-59, containing one-hundred thirty-four acres.

Original Land Grant based upon a survey commissioned by Juan Amendaris, said survey situated on the west fork of the Trinity River about eleven and one-half miles North, 73 degrees, 2 minutes east from Fort Worth, beginning in the Southeast (SE) corner of the Solomon Davis three-hundred-and-twenty-acre survey. (SEE ATTACHED).

2. That we, Eleazar Fontanez and Maria Santos Desnoyers, are domiciled at Address, Rural Route 120 W Franklin Ave Saginaw, Texas. Republic, usA NON-DOMESTIC. Unless otherwise stated, we have individual knowledge of matter contained in this Certification of Acceptance of Declaration of Patent. We are fully competent to testify with respect to these matters.
3. We, Eleazar Fontanez and Maria Santos Desnoyers, are Assignee(s) at Law and bona fide subsequent purchaser(s) by contract, of a certain legally described portion of LAND PATENT under the original, certified LAND PATENT #53, Volume #36, Dated February 16, 1886, 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).

4. No claim is made herein that we have been assigned the entire tract of land as described in the original patent. Our assignment is inclusive of only the attached lawful description. The filing of this NOTICE OF CERTIFICATE OF ACCEPTANCE AND DECLARATION OF LAND PATENT shall not deny or infringe on any right, privilege, or Immunity of any other Heir or Assigns to any other portion of land covered in the above-described Patent #53, Volume #36. (SEE ATTACHED).
5. If this duly certified LAND PATENT is not challenged by a lawfully qualified party having a claim, Lawful lien, debt, or other equitable interest on any, in a court of law within sixty (60) days from the date of this filing this NOTICE, then the above described property shall become the Allodial Freehold of the Heir or Assignee to said Patent, the LAND PATENT shall be considered henceforth perfected in our name(s) "Eleazar Fontanez and Maria Santos Desnoyers ", and all future claims against this land shall be forever waived.
6. When a lawfully qualified Sovereign American individual has a claim to title and is challenged, the court of competent original and exclusive jurisdiction is the Common law Supreme Court (Article III). 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 these Article 1 courts. There is no Law issue contained herein which may be heard in any of the State courts (Article 1), nor can any court of Equity/Admiralty/Military set aside, annul, or correct a LAND PATENT.
7. Therefore, said land remains unencumbered, free and clear, and without liens or lawfully attached in any way, and is hereby declared to be private land and private property, not subject to any commercial forums (e. g. U. C. C.) whatsoever.
8. A common Law courtesy of sixty (60) days is stipulated for any challenges hereto, otherwise, laches or estoppel shall forever bar the same against said ALLODIAL freehold estate; assessment lien theory to the contrary, notwithstanding. Therefore, said declaration, after (60) days from date, if no challenges are brought forth and upheld, perfects this ALLODIAL TITLE the name / names forever.

#### JURISDICTION

THE REPCIPIENT HERETO IS MANDATED by Article IV Sec. 3, Clause 2, Article VI, Sec.2 & 3, the 9<sup>th</sup> and 10<sup>th</sup> Amendments with reference to the 7<sup>th</sup> Amendment, enforced under Article III, Sec. 3, clause 1, of the Constitution for the United States of America.

PERJURY JURAT

Pursuant to Title 28 USC sec. 1746 (1) and executed "without the United States", I 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 my belief and informed knowledge. And further deponent saith not. I now affix my signature of the above affirmations with EXPLICIT RESERVATION OF ALL OF MY UNALIENABLE RIGHTS, WITHOUT PREJUDICE to any of those rights pursuant to U.C.C. — 1 - 308 and U.C.C.- 1- 103.6 .

Respectfully By: Eleazar Fontanez  
"Eleazar Fontanez"

Date 11th May 2023

Respectfully By: Maria Santos Desnoyers  
"Maria Santos Desnoyers"

Date 11 May 2023

**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 Tarrant

On 11 May 2023 before me, Mikayla Newman Notary Public,

(Insert the name and title of the officer)

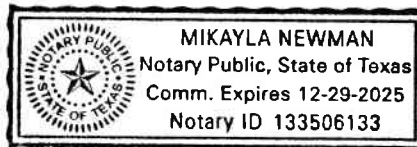
personally appeared Eleazar Fontanez and Maria Santos

Desnoyers

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) 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 Mikayla Newman (SEAL)

Electronically Recorded

Tarrant County

ALAMO  
GF

Official Public Records WARRANTY DEED 11/18/2013 3:02 PM

D213296713

WITH VENDOR'S LIEN

PGS 2 \$20.00

ALDO *May Louise Garcia*

Submitter: XEROX COMMERCIAL SOLUTIONS

**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.**

Date: NOVEMBER 12, 2013

GF# AT0000046407 JH

Grantor: LEE BURNS, A MARRIED PERSON, NOT JOINED HEREIN BY MY SPOUSE AS THE PROPERTY HEREIN CONSTITUTES NO PART OF MY HOMESTEAD

Grantor's Mailing Address: 4837 CARROTWOOD DR., KELLER, TEXAS 76244

Grantee: **ELEAZAR FONTANEZ AND MARIA DESNOYERS**

Grantee's Mailing Address: 120 W. FRANKLIN AVENUE, SAGINAW, TEXAS 76179

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

AND THE FURTHER CONSIDERATION OF THE EXECUTION AND DELIVERY of a Note of even date that is in the principal amount of \$79,532.00 executed by Grantee, payable to the order of NAVY FEDERAL CREDIT UNION. The Note is secured by a Vendor's Lien retained in favor of NAVY FEDERAL CREDIT UNION in this Deed and by a Deed of Trust of even date from Grantee to JOAN C. COX, TRUSTEE(S).

Property (including any improvements):

BEING THE WEST 1/2 OF LOTS 7 AND 8, BLOCK 6, TOWN OF SAGINAW, AN ADDITION TO THE CITY OF SAGINAW, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 106, PAGE 21, MAP RECORDS, TARRANT COUNTY, TEXAS.

Reservations from Conveyance: NONE

Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance 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 hereby 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 Conveyance 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.

The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to NAVY FEDERAL CREDIT UNION, its successors and assigns, or heirs and assigns, as appropriate, the Payee named in said Note, without recourse on Grantor.

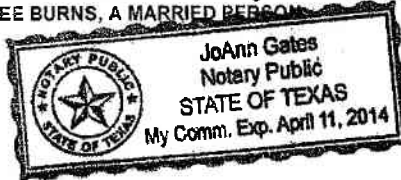
When the context requires, singular nouns and pronouns include the plural.

Lee Burns  
LEE BURNS

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF Tarrant

This instrument was acknowledged before me on the 13 day of Nov 2013, by  
LEE BURNS, A MARRIED PERSON



JoAnn Gates  
Notary Public, State of Texas  
Notary's Name (printed):  
Notary's commission expires:

NOTICE: This document affects your legal rights. Read it carefully before signing.

AFTER RECORDING RETURN TO:  
ELEAZAR FONTANEZ AND MARIA DESNOYERS  
120 W. FRANKLIN AVENUE  
SAGINAW, TEXAS 76179

PREPARED IN THE LAW OFFICE OF:  
BEADLES, NEWMAN & LAWLER  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
3500 HULEN STREET, SUITE 200  
FORT WORTH, TEXAS 76107-6812

### Chain of Title Summary

DOCUMENT	GRANTOR	GRANTEE	EXECUTION DATE
D213296713	LEE BURNS	ELEAZOR FONTANEZ & MARIA DESNOYERS	11/18/2013
D213065787	FIRST EUCLID PROPERTIES	LEE BURNS	3/15/2013
D212118577	BANK OF AMERICA, N.A.	FIRST EUCLID PROPERTIES	5/17/2012
D212052368	JUSTIN SMITH & REATHA SMITH	BANK OF AMERICA, N.A.	3/2/2012
D206108969	KEVIN STAFFORD & LAWANNA STAFFORD	JUSTIN SMITH & REATHA SMITH	4/13/2006
D206108960	MICHAEL B. HIPPS & SANDRA GAIL HIPPS	KEVIN STAFFORD	4/13/2006
D203115101	MICHAEL B. HIPPS & SANDRA GAIL HIPPS	KEVIN STAFFORD	4/3/2003
D193177335	NONA MORGAN PETERSON	MICHAEL B. HIPPS & SANDRA GAIL HIPPS	8/19/1993
D193117006	VALERIE DICKERSON	NONA MORGAN	6/11/1993
D192149770	VALERIE DICKERSON	NONA MORGAN	8/4/1992
D192069389	M.L. STARNES	JESS DWAYNE LAXON & JOYCE DALE LAXON	4/14/1992
D1992069387	VALERIE DICKERSON	M.L. STARNES	4/14/1992
D190017811	CALLIA M. VALCIK	VALERIE DICKERSON	1/31/1990
47649	ROBERT F. NELSON & SANDRA I. NELSON	JERRY H. VALICK & CALLIA M. VALCIK	10/2/1950
44857	FOY D. YANCEY & KATIE YANCEY	ROBERT F. NELSON & SANDRA I. NELSON	11/9/1948
42417	PAULINE JONES (FORMERLY PAULINE YANCEY)	FOY D. YANCEY	12/3/1936
3181	HERMAN COMBS & DAISY COMBS	FOY D. YANCEY	2/10/1930
UNKNOWN	S.V.TATE	DAISY COMBS	4/22/1927
NOTE:	This search was conducted by CRRG Research, Arlington, Texas. Per CRRG, no records were present prior to the document recorded above from S.V. TATE TO DAISEY COMBS. This research and reporting represents typical due diligence common during the normal course of business. Consequently, no records from this recording to the original Patent have been cited.		
TEXAS PATENT #53	JUAN AMENDARIS (ORIGINAL GRANTEE)	MRS. C. J. DAVIS	2/16/1886

## NOTICE

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: Eleazar Fontanez  
Phone: 817-647-2282  
Address: In Care Of: Rural Route 120 W Franklin Ave  
Saginaw, Texas. Republic, usA  
NON-DOMESTIC  
E-mail: efontanez01@gmail.com

### Notice# 1

I, Eleazar Fontanez will set the time, date and place for the review of my documents, no exceptions!

### Notice# 2

I, Eleazar Fontanez have the summary of the chain of title included in this file.

### Notice #3

This document of the public posting has a total of 10 pages.

### NOTICE:

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, as stipulated herein, will be lached and estoppel to any and all parties claiming an interest forever.

Failure to make a lawful claim, as indicated herein, within sixty-one (61) calendar days of this notice, will forever bar any claimant from any claim against my/our allodial patent estate as described herein and will be a Final Judgment.



In the Name of the State of Texas.

No. 53

Go all to whom these Presents shall come, know ye.

I, John Ireland Governor of the State aforesaid, by virtue of the power vested in me by Law, and in accordance with the Laws of said State, in such case made and provided, do, by these presents, Grant to Mrs J Davis wife of Juan Amundaris her heirs or assigns, Forever, One Hundred and Thirty Four (134) Acres of Land, situated and described as follows:

Warrant 86

In Tarrant County about 7 miles N W from Fort Worth by virtue of Land Scrip No. 7 issued to said Amundaris by the Comr of the Genl Land Office June 29<sup>th</sup> 1875. and transferred to J W Carter July 24<sup>th</sup> 1875 and by sd J W Carter transferred to J M Carter Nov 1<sup>st</sup> 1875 and by said J M Carter transferred to said Mrs J Davis Dec 10<sup>th</sup> 1875.

Beginning at a pile of stone 950ms South from the S W cor of 10 C. Strickland 320 Acre Sur.

Thence East 900ms to a pile of rocks,

Thence South 840ms. to a pile of rocks in Mine of Albright's Sur.

Thence West 900ms. to an ell cor of said Albright's Sur

Thence North 840ms to the beginning

File 1710 Robertson

Hereby relinquishing to her the said Mrs J Davis wife and her heirs or assigns Forever, all the right and title in and to said Land, heretofore held and possessed by the said State, and I do hereby issue this Letter Patent for the same.

In Testimony Whereof, I have caused the Seal of the State to be affixed, as well as the Seal of the General Land Office.

Done at the City of Austin, on the Sixteenth day of February in the year of our Lord one thousand eight hundred and Eighty Six

M C Marsh Commissioner of the Gl. Land Office.

Governor, John Ireland

Texas General Land Office, Austin, Texas FEB 21 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