

**13854 HARBOR DR, Woodway, TX 76712**  
**McLennan County Assessor Property ID #141467**

Ownership History:

- Sarah Shilder Warden – Purchased 02-04-1972 from Plemons
- Norma Jean Newton – Inherited from Warden following 10/07/2008 death of Warden
- Douglas Bruce Wright – Inherited from Newton following 12/14/2022 death of Newton
- KJ Landholdings LLC – Purchased 09-17/2025 from Wright

**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.**

GF#60398652500240

## General Warranty Deed

**Date:** September 17, 2025, to be effective September 17, 2025

**Grantor:** SUSAN ANN WRIGHT, individually and as agent and attorney-in-fact on behalf of my husband, DOUGLAS BRUCE WRIGHT

**Grantee:** KJ LANDHOLDINGS LLC, a Texas limited liability company

**Grantee's Mailing Address:** 3840 Mayes Court, Midlothian, Texas 76065-7237

**Consideration:** Cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

**Property (including any improvements):** All that certain lot, tract, piece or parcel of land, lying and being situate in the County of McLennan, State of Texas, and being more particularly described as follows, to-wit:

BEING 0.38 acres of land, more or less, out of the J.Q. Merrifield Survey in McLennan County, Texas, and being a part of that certain 24.23 acre tract of land conveyed to Ralph Simmons and C.R. Tinsley by deed recorded in Vol. 895, Page 320 of McLennan County, Texas, Deed Records, and being more fully described as follows:

BEGINNING at an iron stake at a point N 41° 15' W 235 feet from the East or Southeast corner of said 24.23 acre tract for the Southeast corner of this;

THENCE S 48° 45' W 150 feet to an iron stake for the Southwest corner of this;

THENCE N 41° 15' W 110 feet to an iron stake for Northwest corner of this;

THENCE N 48° 45' W 150 feet to an iron stake in the East line of said 24.23 acre tract for Northeast corner of this;

THENCE S 41° 15' E 110 feet with the East line of said 24.23 acre tract to the Place of Beginning.

**Reservations from Conveyance:** None.

**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; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the 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 way belonging, to have and to hold it to Grantee and Grantee's successors and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Exceptions to Conveyance and Warranty.

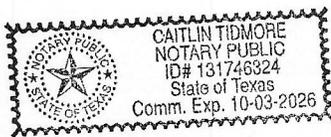
When the context requires, singular nouns and pronouns include the plural.

Susan Wright  
SUSAN ANN WRIGHT, individually

Susan Wright POA Douglas Wright  
SUSAN ANN WRIGHT as agent and attorney-in-  
fact on behalf of DOUGLAS BRUCE WRIGHT

THE STATE OF TEXAS  
COUNTY OF McLENNAN

This instrument was acknowledged before me on September 17, 2025, by SUSAN ANN WRIGHT, individually and as agent and attorney-in-fact on behalf of DOUGLAS BRUCE WRIGHT, wife and husband.



Caitlin Tidmore  
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:  
KJ Landholdings LLC  
3840 Mayes Court  
Midlothian, Texas 76065-7237