

2019-5

FILED FOR RECORD

AT 11:44 O'CLOCK A M.

JAN 08 2019

00000190

AFTER RECORDING, RETURN TO:
MILLER MENTZER WALKER, P.C.
P. O. BOX 130
PALMER, TEXAS 75152

SHERY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] DEPUTY

APPOINTMENT OF SUBSTITUTE TRUSTEE

STATE OF TEXAS §
COUNTY OF NAVARRO § KNOW ALL MEN BY THESE PRESENTS THAT:
§

Date: January 4, 2019
Borrower: SKY POWER TURBINE INDUSTRIES, INC., a Texas corporation
Borrower's Address: 1200 Crisp Road, Ennis, Texas 75119
Lender: COMMERCIAL STATE BANK
Lender's Address: 1045 N. I-45, Palmer, Texas 75152
Substitute Trustee: CHAD R. NEWSOM
Substitute Trustee's Address: 1045 N. I-45, Palmer, Texas 75152

Deed of Trust

Date: April 10, 2007
Grantor: RICARDO ZUNIGA aka RICHARD ZUNIGA and JOSE A. ZUNIGA
Original Lender: COMMERCIAL STATE BAK
Recording Information: Recorded in the office of the County Clerk of Navarro County, Texas, in/under Instrument No. 00004416 of the Official Public Records, Navarro County, Texas.

Property: All that certain lot, tract or parcel of land, lying and being situated in the County of Navarro, State of Texas; part of the Jehu Peoples League Survey, Abstract No. 9, and including herein all of a tract called 23 acres conveyed by F. B. Blasengame, Guardian, to C. C. Walton by deed of record in Volume 166, Page 401, of the deed records of Navarro County, Texas; and also a

part of a tract called 26 2/3 acres conveyed by A. Davis to Laura A. Walton by deed of record in Volume 29, Page 291 of said deed records; and also part of a tract called "40 or 45 acres" conveyed by J. N. Davis to Laura A. Walton by deed of record in Volume 31, Page 471 of said deed records; and the tract hereby conveyed being described by metes and bounds as follows on the attached Exhibit "A".

The Deed of Trust allows Lender to remove the trustee and appoint a substitute trustee. Lender removes the present trustee and appoints Substitute Trustee as the trustee under the Deed of Trust. Lender directs Substitute Trustee to foreclose the lien of the Deed of Trust in accordance with its terms and the laws of the State of Texas.

COMMERCIAL STATE BANK

By: Chad R. Newsom
Chad R. Newsom, President

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the 8th day of January, 2019, by Chad R. Newsom, President of COMMERCIAL STATE BANK, a banking association, on behalf of said association.



Brandi McElhaneey
Notary Public, State of Texas

EXHIBIT "A"

All that certain lot, tract or parcel of land, lying and being situated in the County of Navarro, State of Texas, part of the Jehu Peoples League Survey, Abstract No. 9, and including herein all of a tract called 23 acres conveyed by F. B. Blasengame, Guardian, to C. C. Walton by deed of record in Volume 166, Page 401, of the deed records of Navarro County, Texas; and also a part of a tract called 26 2/3 acres conveyed by A. Davis to Laura A. Walton by deed of record in Volume 29, Page 291 of said deed records; and also part of a tract called "40 or 45 acres" conveyed by J. N. Davis to Laura A. Walton by deed of record in Volume 31, Page 471, of said deed records; and the tract hereby conveyed being described by metes and bounds as follows, to-wit:

BEGINNING at a 6' iron fence corner post in the north-easterly line of the said Jehu Peoples League, the East (or south-east) corner of said 23 acres (Blasengame) tract;

THENCE South 45 West, with fencing 803.8 varas to a 6' iron fence corner post set in concrete, the south corner of said 23 acres tract;

THENCE North 45 West, passing the west corner of said 23 acres tract, and the south corner of the 26 2/3 acres tract referred to above, and at total distance of 502.2 varas to a stake in the south-easterly line of right of way of the Corsicana-Chatfield County Highway;

THENCE North 30 1/2 East, with said line of right of way, 90 varas to the beginning of a curve to the right;

THENCE continue with said line of right of way, and with the curve thereof, 511 varas to the end of said curve;

THENCE North 60 3/4 East, continue with said line of road, 209.7 varas to a 4' iron fence corner post, the north-west corner for a tract of 6 3/4 acres conveyed to J. R. and E. M. Howell by deed of record in Volume 353, Page 226, of the deed records of Navarro County, Texas; a point in the north-east line of said Peoples League;

THENCE South 45 East, with said League line, and with the fence thereon, passing the South corner of said Howell tract, and the North corner of the said 23 acres (Blasengame) tract, 463.7 varas to the PLACE OF BEGINNING, and containing within the above metes and bounds, 74.15 acres of land, exclusive of any roadway.

SAVE AND EXCEPT all that certain lot, tract or parcel of land being 2.0 acres, a part of the Jehu Peoples Survey, Abstract No. 9, Navarro County, Texas and being a part of the land described in deed to M. E. Lake recorded in Volume 397, Page 598, Deed Records of Navarro County, Texas, and being on the South line of Farm Road 3041 as described in Volume 1381, Page 7, Deed Records of Navarro County, Texas, the said 2.0 acres being described as follows:

BEGINNING at an iron stake on South line of said Farm Road 3041, and being 1386 feet N 60° E from the intersection of said Lake property with C. C. Roberts Property;

EXHIBIT "A" Continued

THENCE N 60° E 290 feet with fence the South line of Farm Road No. 3041 to an iron;

THENCE S 30° E 300 feet to an iron stake set on South edge of small lake for corner;

THENCE S 60° W 290 feet to an iron stake for corner;

THENCE N 30° W 300 feet to the PLACE OF BEGINNING, containing 2.0 acres of land.

SAVE AND EXCEPT that certain 1.8181 acre tract described as follows:

BEING 79.199 square feet or 1.8181 acres of land, more or less, situated in the John Peoples Survey, Abstract Number 9, Navarro County, Texas, and being a part of the land conveyed to M. E. Lake by deed as recorded in Volume 405, Page 286, Deed Records of said county; said 79.199 square feet or 1.8181 acres of land being more particularly described by metes and bounds as follows:

COMMENCING at a fence corner post found at the most southern property corner of said Lake tract of land and being on the northeastern property line of a tract of land conveyed to C. C. Roberts by deed recorded in Volume 397, Page 598, Deed Records of Navarro County, Texas;

THENCE North 46 degrees 07 minutes 35 seconds West along the common property line of said Lake tract and said Roberts tract for a distance of 1,370.26 feet to an iron rod set at the intersection of the new right of way line of Farm Road 3041 and being the PONT OF BEGINNING;

- (1) THENCE North 46 degrees 07 minutes 35 seconds West along the common property line of said Lake tract of land and said C. C. Roberts tract for a distance of 20.67 feet to an iron rod set on the existing right of way line of Roane Road;
- (2) THENCE North 29 degrees 00 minutes 49 seconds East along the existing right of way line of Roane Road for a distance of 264.50 feet to an iron rod set on a curve to the right having a radius of 2,834.79 feet which bears South 60 degrees 59 minutes 13 seconds East;
- (3) THENCE in a northerly direction along the existing right of way line of Roane Road and the arc of said curve for a distance of 1,050.11 feet to an iron rod set for a corner;
- (4) THENCE North 50 degrees 14 minutes 17 seconds East along the existing right of way line of Roane Road for a distance of 41.35 feet to an iron rod set on a curve to the right having a radius of 2,261.83 feet which bears South 39 degrees 45 minutes 39 seconds East;
- (5) THENCE in a northeasterly direction along the existing right of way line of Roane Road and the arc of said curve for a distance of 332.38 feet to an iron rod set for a corner;
- (6) THENCE North 58 degrees 39 minutes 27 seconds East along the existing right of way line of Roane Road for a distance of 580.01 feet to an iron rod set at the most northern corner of said Lake tract and being the northwest corner of a tract of land conveyed to John Hugh Howell by deed recorded in Volume 913, Page 630, Deed Records, Navarro County, Texas;
- (7) THENCE South 45 degrees 00 minutes 00 seconds East along the common property line of said Lake tract and said Howell tract for a distance of 38.77 feet to an iron rod set on the new right of way line of Farm Road 3041;

EXHIBIT "A" Continued

- (8) THENCE South 59 degrees 52 minutes 38 seconds West along the new right of way line of Farm Road 3041 for a distance of 350.21 feet to an iron rod set on a curve to the left having a radius of 3,350.00 feet which bears South 30 degrees 07 minutes 21 seconds East;
- (9) THENCE in a southwesterly direction along the new right of way line of Farm Road 3041 and the arc of said curve for a distance of 1,804.81 feet to an iron rod set for a corner;
- (10) THENCE South 29 degrees 00 minutes 33 seconds West along the new right of way line of Farm Road 3041 for a distance of 108.51 feet to the POINT OF BEGINNING, and containing an area of 79.199 square feet or 1.8181 acres of land, more or less.

Filed for Record in:
Navarro County

On: Jan 08, 2019 at 11:38A

As a
Recording

Document Number: 00000190

Amount: 42.00

Receipt Number - 89347

By:
Liz Tallant

STATE OF TEXAS

COUNTY OF NAVARRO

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded and stamped hereon by me.

Jan 08, 2019

Sherry Dowd, COUNTY CLERK
Navarro County