**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.**

**TRUSTEE’S DISTRIBUTION DEED**

STATE OF TEXAS §

 §

COUNTY OF [COUNTY] §

**Grantor:** [FIDUCIARY], Trustee of the [TRUST]

 Marital Trust

Grantor’s Address: [ADDRESS]

 [CITY ST ZIP]

**Grantee:** [DISTRIBUTEE]

Grantee’s Address: [ADDRESS]

 [CITY ST ZIP]

**Consideration:** The terms and distributive provisions of the [Trust] established under [Section] of the [TRUST INSTRUMENT]

**Property:** All of Grantor’s right, title and interest in and to (including improvements)

The real property situated in [COUNTY] County, Texas, described on **Exhibit A** attached hereto and made a part hereof.

**Exceptions to Conveyance and Warranty:** By this Mineral Deed, the Property is conveyed and transferred to the Grantee subject to any and all easements; any and all valid and subsisting oil, gas and mineral leases of record, or memorandum thereof, affecting the Property, but only to the extent such leases have not expired or terminated. It is not the intent of Grantor to ratify or revive any oil, gas or other mineral lease affecting the Property.

 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 successors and assigns 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 when the claim is by, through, or under Grantor but not otherwise, except as to the Exceptions to Conveyance and Warranty.

The property distributed to Grantee by this instrument is done AS IS in its present condition. Payment of ad valorem taxes for the current year, all future years, and any unpaid balances for prior years is assumed by Grantee and released as to Grantor.

\*\*\*It is understood that [TRUSTEE], Trustee of the [TRUST], is acting herein solely in its fiduciary capacity as a Trustee of the [TRUST] and not in its corporate capacity or any other capacity. The Property herein conveyed is conveyed by [TRUSTEE] solely in such capacity. Grantor, otherwise makes no warranty of title or other warranties of any nature whatsoever, either express or implied.

 EFFECTIVE \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2022.

 TRUSTEE

 By:

STATE OF TEXAS §

 §

COUNTY OF BEXAR §

 This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_, 2022, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, in his or her capacity as a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of [TRUSTEE], as Trustee of the [TRUST], and in no other capacity.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public, State of Texas