Recording 101

What is OPR?

Official Public Records

A combination of –

Deeds

Deeds of Trust

Affidavits

Oil and Gas Documents

Certified copies of court documents

Any document that is signed and properly notarized and not "fraudulent on its face"

Why is it called OPR?

Sometime in the 1980's, legislation was passed that combined all Deed, Deed of Trust, Mechanic's Liens, Tax Liens, Lis Pendens, Extension of Liens, etc. – which were separate - together into one record – known as the "Official Public Records".

What you need to have on hand-

- 1. Local Government Code (LGC)
 - Chapters 191 195
- 2. Property Code (PC)
 - Chapters 11 15
- 3. County Clerk's Manual (www.cdcatexas.org)
- 4. Internet access to look up statutes (law) www.capital.state.tx.us
- 5. Phone numbers and email addresses of trusted County Clerks that you can call anytime!

From the County Clerk's Manual: County Clerk's Duty - as far as recording goes....

- 1. Determine whether the instrument will be accepted for filing
- 2. File the instrument
- 3. Record/scan the instrument
- 4. Index the instrument
- Notice it doesn't say we "search"! (Insurance and Errors & Omissions does not cover title searches.)
- And it doesn't say we make legal determination

What can we actually take in and record in OPR?

- 1. Original documents that are signed and properly notarized (Property Code12.001 &12.011)
 - Exception is:
 - UCCs aren't signed and notarized
 - State Agency documents are signed but not notarized (12.006)
 - What is difference b/t Acknowledgement/Jurat
 - Acknowledgement Notary confirms the person signed
 - Jurat Signer swears to content of the document before a notary
- 2. Certified copies from a court

Duty of Recorder

- Property Code 11.004
 - Correctly record as required by law
 - Give a receipt
 - Record in the order the instruments are filed
 - Provide and keep indexes

What is a proper notarization?

- 1. There is an original signature If not sure, do the "spit test"
- 2. Notary has signed the document
- 3. Notary used a stamp if a Texas notary
 - The Sec. of State's office has a list of which States require what type of seal – seal with border, etc. http://www.sos.state.tx.us/statdoc/notary-seal-list.shtml
 - Civil Practices & Remedies Code Chapter 121 is the statute on acknowledgements

What does an Acknowledgment look like?

- Civil Practices and Remedies Code 121.007 121.010
- Ensures that the signature can be trusted by the receiving agency but does not swear to the truthfulness or validity of the document.

STATE OF TEXAS	
COUNTY OF	
Before me, appeared person whose named and acknowledgedgedgedgedgedgedgedgedgedgedgedgedge	(notary name), on this day personally(name of signer), know to me to be the me is subscribed to the foregoing instrument ed to me that he executed the same of the sideration therein expressed.
Notary Public	 (seal)

What does a Jurat look like?

- Used when signer is swearing to the content of the document.
- Civil Practices & Remedies Code 132.001

State of Texas
 County of ______
 Sworn to and subscribed before me by______.

_____, Notary Public (seal)

Specs for instruments – LGC 191

- 1. No wider than 8 ½ inches
- 2. No longer than 14 inches
- 3. Type no smaller than 8-point type
- 4. Names legibly typed or printed under each signature
- 5. Has a heading (Title)
- 6. Black typing on a white background

More Specs – Property Code 11

1. Must be in English (11.002).

 If it's a deed, the Grantee's address must be noted on a deed (11.003)

"Notice of Confidentiality Rights" clause

- Property Code 11.008
- Instrument transferring real property must include notice at top of the first page -
- 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
 DRIVERS LICENSE NUMBER
- 11.008(e) County Clerk may not reject instrument if it fails to comply
- 11.008(f) County Clerk shall post a notice that instruments are not required to have SSN or DL number

What do I charge for recording?

- Local Govt. Code 118.011
 - Personal/Real Property filing for first pg \$5
 - Records Mgmt/Preservation up to \$10
 - Records Archive up to \$10
 - Security Fee (291.008) \$1

First page up to \$26

Each additional page \$4

For each name in excess of 5 names \$.25 per name

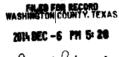
Do not charge to add a page for your recording stamp. LGC 118.023 Clerk does <u>not</u> file unless fees are paid

File marking the document

- LGC 193.001
- File mark at time of acceptance
- File in the order received
- File mark at the <u>foot</u> of the instrument
- Certify time and date recorded

File Stamps – some clerks have 2 separate stamps & some combine

File stamp date/time of filing immediately upon accepting the document for filing:



Both a. Rothwinel WASHINGTON COUNTY CLERK

Recording stamp is used when the document is actually recorded in the OPR records:

STATE OF TEXAS COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on OFFIC — 9, 2014



Beth A. Rothwenel Beth Rothermel, County Clerk Washington County, Texas

What if an instrument doesn't meet the specs?

- Charge TWICE the filing fee for that page
- If no heading Twice the filing fee for that page (LGC 191.007)
- If no grantee address on a deed \$25 (PC 11.003)

These are Penalty Fees!

Indexing the Instrument

- LGC 193.001
- What to Index:
 - Instrument number
 - Grantor(s)
 - Grantee(s)
 - Date of instrument (when it was notarized)
 - Date of filing
 - Nature of the Instrument (Title)
 - Volume & Page (if your office still does that)

Grantor

BOOK 1487 PAGE 0744

SPECIAL WARRANTY MINERAL DEED

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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTIES OF BURLESON AND WASHINGTON &

Corinne Sunan Danna and JPMorgan Chase Bank, N.A., as Co-Trustees of the Corinne Susan Denna Grantor Trust ("Grantor"), of 25022 Cinco Manor Lane, Katy, Texas 77494-2399, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is berely acknowledged by Grantor, has GRANTED, ASSIGNED and CONVEYED and by these presents, does hereby GRANT, ASSIGN and CONVEY ALL OF Grantor's interest in the mineral rights in the property described in the attached Exhibit "A located in Castro County, Texas in which Grantor has an interest (the "Subject Property") to Corleane Susan Danna, 25022 Cinco Manor Lane, Katy, Texas 77494-2399 ("Grantee"). Together with the rights of ingress and egress at all times for the purpose of mining, drilling, and exploring said land for oil, gas and other minerals and removing of same. This grant is made subject to any valid oil, gas and mineral leases of record now in effect covering said lands and covers all of Grantor's share of the royalties, rentals and other payments which may become due thereunder; and in the event said lease shall become cancelled Grantee shall own all of Grantor's interest underlying said lands together with a like interest in all bonuses paid and all royalties and minerals and other payments provided for in future oil and gas lenses covering the above described lands.

This conveyance is made and accepted subject to any and all coverants, conditions, restrictions, reservations, easements and rights of way, if any, relating to the hereinabove described property, to the extent, and only to the extent, that the same may still be in force and effect and shown of record in the office of the County Clerk of Castro County, Texas as of the date hereof.

TO HAVE AND TO HOLD the above described property and premises, together with all and singular, the rights and apparenances thereto in anywise belonging, unto the said Genetee, Grantee's heirs, successors and sasigns, forever, and Grantee does hereby bird itself, and its successors or assigns. to WARRANT AND FOREVER DEFEND, all and singular, the said property and premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomosever lawfully claiming or to claim the same, or any part thereof, by, through or under Granter, but not otherwise.

EXECUTED this 4th day of Abstration . 2014.

GRANTOR:

PMorgan Chase Bank, N.A., as Co-Trustee of the Corinne Susan Danna Grantor Trust, and not

Corinne Susan Danna, as Trustee of the Corinne By: Susan Danna Grantor Trust, and not otherwise

Grantee

BOOK 1490 PAGE 0139

 A person(s) to whom a grant or conveyance is made

• "Receiver"

SPECIAL WARRANTY DEED

Date: December 2, 2014

6507

Grantor:

Pamela Jewel Whiting, as Administrator of the Estate of Ruby Whiting, Deceased, Cause No. 2013-109, the County Court at Law of Washington County. Texas

Grantor's Mailing Address (including county):

Pamela Jewel Whiting 1415 Kristal Way

Phoenix, Arizona 85027 Maricopa County

Grantees: Pamela Jewel Whiting, R.L. Whiting Jr., Lois Jean Treadwell, and Rachelle

Willfo

Grantee's Mailing Address (including county):

Pamela Jewel Whiting 1415

1415 Kristal Way Phoenix, AZ 85027 Maricopa County

2917 West 77th Street Inglewood, CA 90305

Los Angeles County

3201 West Loma Lane Unit 2 Phoenix, AZ 85051-6170

Maricopa County

Rachelle Willford #217 7942 West Bell Road 2-5

Glendale, AZ 85368 Maricopa County

Consideration

R.L. Whiting Jr.

Lois Jean Treadwell

TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Pamela Jewel Whiting, acting solely in her capacity as Independent Executrix of the Decendent's Estate, hereinafter referred to in such capacity as the "Grantor," for and in consideration of the priemises and in partial satisfaction of the gifts made pursuant to the Will, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto Pamela Jewel Whiting, R.L. Whiting Jr., Lois Jean Treadwell and Rachelle Willford, all of the Decedent's interest in and to the following described real property:

Page 1 of 2

Legal Description

- Written words that delineate a specific piece of real property
- If the document refers to "Exhibit A" and there is none – use a stamp to note that the exhibit was not attached when filed

BOOK 1458 PAGE 0372

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUBENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE FUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBERS OR YOUR DETERMINED.

RELEASE OF LIEN
K JANUARY 7/14 , 2015 2014 9066
Note tate: September 7, 2001 Original Asset: \$400,000.00- Hober: OUTBACK STORAGE, L.C. Payer: WELLS FARGO BANK, NA fks FIRST STATE BANK OF TEXAS One of Metarity. As provided for in said note.
Molder of Mote and Line: WELLS FARGO BANK, NA fkm FIRST STATE BANK OF TEXAS
Molder's Mallies Address (MacLeding County): 2450 Eecker Drive, Brenham, Washington County, Texas 77833
Note and Lien Are Described in the Following Documents, Messeded in:
Deed from Matthew A. Reue and wife Tina M. Reue to Outback Storage, L.C., dated May 28, 1996 and recorded in Volume 828, Page 228, Official Records of Washington County, Texas
Deed of Trust from Outback Storage, L.C. to Jerry Pavla, Trustee for the use and benefit of First State Bank of Texas, dated September 7, 2001 and recorded in Volume 1004, Page 385, Official Records of Washington County, Texas.
Property (including any improvements) Subject to Lien:
All that certain tract or parcel of land containing 5.00 acres, more or less, out of the Philip Cole League, Washington County, "exas, and being more fully described by metes and bounds in Exhibit An attached hereto. (**did not know about ex A) "Third Not Attached When Filed Ox/AN. 8.20
When context requires, singular souns and prosouns include the plural.
Wells Fargo Bank Ey: WK.e. VA K K CK E VAL KIECKE, VICE PRESIDENT
THE STATE OF TEXAS,
COUNTY OF WASHINGTON,)
day of becember, 2013; by al (12662 , as Vice President of Wells Fargo Bank, a banking corporation, on behalf of said corporation.
Boyary Public, State of Texas.
ANTER RECORDING, SETURN TO: Lacina & Senjurb. P.C. ANET DAMEL ANET DAMEL

BOOK 1490 PAGE 0169

EXHIBIT "A"

LAMPE SURVEYING PROFESSIONAL LAND SURVEYORS P. O. Box 2037 - 1406 West Main Street Brouham, Texas 77834 979) 836-6677 - Fax (979) 836-1177

2300-03

THE STATE OF TEXAS

SURVEYOR'S DESCRIPTION

RICKY TRAN

COUNTY OF WASHINGTON

1.769 ACRES All that centrals tract or parcet of lead, lying and being situated in Washington County, Texas, part of the L. Wilkings, Servey, A-189, being a portion of Lot One (1) of Plant of Breakam No. 1, a subdivision in Washington Councy, Texas, a pin of said includings being of second in Plant Calabate Tile Sides No. 2038, 2014, and 2018, Ball Records of

BEGINNING at the west corner hereof and of said original Lot I and the north corner of Lot 2. First of Brenham No. 1 Setictivision, being at a fence corner and on the southeast line of Lot 3 of said subdivision, a 1/2" iron rod found beam N 89" 06" E. 0.17 feet, and another 1/2" from rod found for the west corner of said Lot 2 beam 5 43" 34" 23" W.

TRIENCE, along the common line of said Loss 1 and 3, N 43* 34* 23* E, 201,33 finst (record bearing = N 43* 34* 23* E), to the north corner bereof at a fence corner post found in concrete, being the west corner of Tracs 1-A, a 1,000 acre tract out of said original Lot 1;

THENCE, along the portheast line hereof, common with the south west line of Tract 1-A and Tract 1-B out of said registal Lot 1, 1, 4 or 27 Ct² E, in 19.12 feet, pass 1 Lt² from red found in the south conser of said Then 1 A, common with the west corner said Than 1B, it is total distance of 36.12 feet, to the east corner leaved as a feaso corner post feet on the seathern on the section of the south corner of said Than 1B, it is total distance of 36.12 feet, to the cast corner leaved in a feaso corner post feet from the section of the section of

THENCE, along said road margin, S 45" 44" 58" W, 201.86 feet, to the south corner bereaf and of said original Lot 1, common with the east corner of said Lot 2, being at a fonce corner and on said road margin, a 1/2" iron rod found

THENCE, along the common line of original Lot 1 and Lot 2, N 40° 25° 37° W, 378.58 feet, to the PLACE OF BEGINNING, containing 1.769 ACRES of band, more or feet, as surveyed by Donald W. Lampe, Registered Protestical Land Surveyor No. 1276 of the State of Texas.

Propared in conjunction with a separate survey plat bearing even date berewith.

Bearings are based on recorded subdivision plat of Pirst of Brenham No. I Subdivision

I, Donald W. Lampe, Registered Professional Land Surveyor No. 1732 of the State of Tessa, do bereby certify the this description accurately represents the results of an on the ground survey made under my direction during the ma-of November, 2003.

FILED FOR RECORD 2014 DEC 12 PH 1: 55 € 5

STATE OF TEXAS COUNTY OF WASHINGTON

I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the volume and page of the OFFICIAL RECORDS of Washington County, Texas, as stamped hereon by me on

Beth Rothermel, County Clerk

BOOK 1490 PAGE 0138

Release of Lien

6520

STATE OF TEXAS

Date:

COUNTY OF WASHINGTON

Note:

May 16, 2005

Amount: \$110,000.00

Marc Steven Davis and wife, Allyson B. Davis Maker:

Colorado Valley Bank, ssb Pavec:

Holder of Note and Lien: Colorado Valley Bank, ssb

Holder's Mailing Address: PO Box 796, La Grange, TX 78945

Note and Lien are described in the following documents recorded in:

Deed of Trust dated May 16, 2005 recorded in Official Public Records, Volume 1161 Page 419, in Washington County, Texas.

Property Subject to Lien:

Being 1.026 acres of land, lying and being situated in Washington County, Texas, out of the James Clark League, Abstract 27, and being Lot 9, of Oak Hill Acres, Section One, according to a map of record on Plat Slide 63B and Plat Slide 64A of the Map Records of Washington County, Texas, being the same lot described in a Deed from Patric R. Jahn to Daniel W. Pitts and wife, Jennifer L. Pitts, of record in Volume 977, page 498 of the Official Records of Washington County

Holder of Note and Lien is the owner and holder of the Note and Lien described above.

Holder of the Note and Lien acknowledges payment in full of the Note and releases the Property from the Lien and from all liens held by Holder of Note and Lien, without regard to how they were created or evidenced.

Holder of the Note and Lien expressly waives and releases all present and future rights to establish or enforce the Lien as security for payment of any future or other indebtedness.

Dated this 8th day of December, 2014

Pioneer Bank, SSB fka Colorado Valley Bank SSB

By: En Neidh

Executive Vice President, Chief Lending Officer

STATE OF TEXAS

COUNTY OF Fayette

This instrument was acknowledged before me on the 9_ day of December, 2014 by Erin Needham, Executive Vice President, Chief Lending Officer of Pioneer, SSB on behalf of said corporation.



Notary Public, State of Texas

IRS filings

- As of 2010....
- IRS mails the Notice of Federal Tax Lien or Release of Federal Tax Lien
- They do not send a check
- They direct deposit into your bank account
 - Check your bank account periodically to see if you have a Direct Deposit from "IRS Treas"

IRS filings are not notarized

Form 4-8 (2) From 4-8 (2) Fr		*** PA	RTIAL	*** P3	RTIAL	***	PARTI	AL ***			
This notice was prepared and signed at MASHINGTON COUNTY BIGDINAL C ADMALLANDER A SHARE THE PROCESS OF THE STATE OF THE PROCESS OF THE STATE OF THE PROCESS OF THE STATE OF TH		11953	Depe	etment of t	he Tressu	ry - Inter	nal Reve	nue Service		PARTIAL **	
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Beth a Kerturnal Beth a Kerturnal	10 Storing	ped beeren by me on (250)			14	2	gill DEC	17 AM 10	33		
(200 Mg.) Both Rothermel, County Clerk.	9		ath a.l.	Stoward			Beth	a. Kothur	ul		
	13	- De	th Rothermel Mashington C	County Clerk County, Texas			RASHRO	IDE COUNTY O	LERK		

State Agency instruments are not notarized - Prop. Code 12.006

.. BOOK 1489 PAGE 0828 NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA 6453 NOTICE OF LIEN WASHINGTON COUNTY CLERK BRENHAM TX 77813 GERONE E SMITH Obligor: (Name, Address/DOB, SSN) BRENHAM TX 77813 DOB: 3/8/7948 ATTORNEY GENERAL OF TEXAS (IV-D Agency or name of CHILD SUPPORT OFFICE obligue and/or his or her private 2440 TEXAS PKWY, STE 300 MISSOURI CITY, TX 77489-4073 Telephone No. (281)208-2137 attorney or entity acting on Toll Free 1/800/252,8014 Fax No. (281)/208-2157 ATTORNEY GENERAL OF TEXAS by assignment from DONNA IV-D Case #: 0599025921 (or non-IV-D docker #) This lien results, by operation of law, from a child support order, entered on APRIL 7, 2006 by COUNTY COURT AT LAW in AUSTIN COUNTY TEXAS tribunal number 951,1453 As of 12/8/2014, the obligor ower unpaid support in the amount of \$ 33,480.69. This judgment may be subject to Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all age, exercit real anality personal property of the above-parted obligor which is located or existing within the State/county of filling, including any property specifically described below. Specific description of property: Page 1 of 2

RIOK 1489 PAGE 0829 All aspects of this lies, including its priority and enforcement, are governed by the law of the State where the property is located. An obligor must follow the laws and procedures of the State where the property is located or recorded. An obligor may also contact the entity sending the lies. This lies remains in effect until released or withdrawn by the issuing agency, the obligee, the entity acting on behalf of the obligee, or in accordance with the laws of the State where the Note to Lieu Recorder: Please provide the sender with a copy of the filed lieu, containing the recording information, at the address respided above. As an authorized agent of a State or Tribal, or subdivision of a State or Tribal, agency responsible for implementing the child support enforcement program set forth in Title IV, Part D, of the Federal Social Security Act (42 U.S.C. 65) et seq.), I have authority to file this child support lien in any State, or U.S. Territory. For additional information regarding this lien, including the pay-off amount, please contact the authorized agency and reference its case number, both listed 12/9/14 Matt Diamond OFFICE OF THE ATTORNEY GENERAL PH: (281) 208-2137 I hereby certify that this increases was FILED or the date and at the time affixed between by the and non-daty RECORDED is the values and page of the DEFECIAL RECORDS of Washington Course. Toward OMB Control 9: 0970-0153 Expiration Date: 12/71/2016 (Please note, this expiration date is for the OMB form

Document filed years after signing – accept if original and notarized – assume the notary was valid and not expired when document signed

YOL 1289 PAGE 087

DEED: SADIE TRAGUE ESTES TO KATHERIN ESTES MOINTIRE.

THE STATE OF TRIAS, County of Washington.

That I, Sadie Teague Estas, widow of T.S.Estas, deceased, late of Mashington County, Texas, for and in consideration of TEN DOLLARS, and the love and affection I have and bear for my daughter, Katheryn Estas McIntyre, the receipt of all of which is fully acknowledged, and without the reservation of a lien, either expressed or implied, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto Katheryn Estas McIntyre, a feas sole, as her separate property and for her separate use and benefit, a one-half (1/2) interest in and to the following described lot together with the improvements situated thereon, being situated in Washington County, Texas, part of the A. Harrington League, and being the same and identical property as described in a deed from Arthur G. Hermann and wife to T.S. Estas dated Dec. 6, 1918, as the deed is recorded in Volume 145, pages 325-326 of the Washington County Deed Records, more fully described as follows, to-witt

HERNO knows as Lot No.45-A, of West Main Street Addition to the City of Brenham, Texas, having metes and bounds as follows: BESUDNING at the N.E. corner of a lot conveyed by the heirs of Joel Watkins to E.R. Young, of which this is a part, a stake on the South side of Alamo street. THENGE 5. 15 E. 148 feet to the S.E. corner of this lot. THENGE 5. 77 W. & feet to stake for corner where the dividing feet on intersects the South fence of the original let. The County of the Corner A. Herno County of the South Line of the South State of the South Line of the South Lin

TO HAVE AND TO HOLD the above described pramises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Kathryn Setes McIntyre, as her separate property and estate, he heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Eathryn Setes McIntyre, her heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part

WITNESS my hand at Brenham, Texas, November 16th, A.D. 1961.

VOL. 1289 PMSE 088

County of Washington.

Before me, the undersigned Notary Public in and for Washington Sounty, Texas, on this day personally appeared Sadie Teague Estes, a widow, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me within the executed the same for the purposes and consideration

Given under my hand and seel of office on this the 16th

A.W. Hodde

Notary Public in and for Washington County, Texas.



THE CHIESCAPE CONTROL OF THE CHIESCAPE CONTROL



What if a document is presented that has land in another county?

BOOK 1490 PAGE 0149

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.

MECHANIC'S LIEN CONTRACT

Date: Deembook ,2014 6512

Owner: CATHERINE PENDERGRAFT and spouse, ROBERT PENDERGRAFT 1550 Katy Gap Road, No. 502

Katy, Fort Bend County, Texas 77494

Contractor: THIELEMANN CONSTRUCTION COMPANY L.P., a Texas limited partnership

2310 South Market Street Brenham, Washington County, Texas 77833

Trustee: WENDY YATES

P.O. Box 1808 Brenham, Washington County, Texas 77834

Property:

All that certain tract or parcel of land lying and being situated in Austin County, Texas, Lot 6, Sycamore Hill, according to the plat thereof recorded in Volume 2, Page 72, Plat Records of Austin County, Texas.

Being the same property described in deed dated April 27, 2012, from Land of Oaks Development, LLC, a Texas limited liability company to Catherine Pendergraft and Robert Pendergraft, recorded under Austin County Clerk's File No. 122011, Official Records of Austin County, Texas.

Prior Liens (including recording information): NONE

Other Exceptions to Conveyance and Warranty:

Subject to any and all easements, restrictions, reservations or covenants relating to the above described property as shown of record in the office of the County Clerk of Austin County, Texas.

Construction: As set forth on AIA Contract between between Owner and Contractor dated October 29, 2014, and all of its terms, provisions, exhibits and incorporated documents are incorporated herein by reference.

Completion Date: 310 days from date of Commencement

{14000.00707-00355201.DOCX}

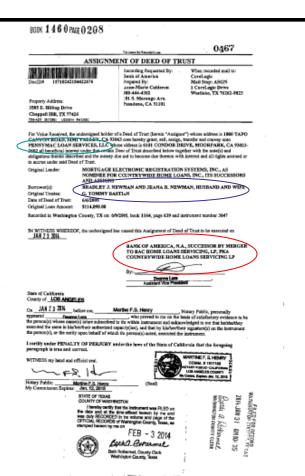
• File it

 Not up to the clerk to make a legal determination of where/why it should be filed

Assignments

- Grantor signer
 AND
- Grantor one(s) who made the loan borrowers

 Grantee – entity or person the loan is being assigned to



UCC Filings are not signed

0LLOW N. NAM 202-66 B. E-MA	INANCING STATEMENT INSTRUCTIONS E & PHONE OF CONTACT AT FILER 1-2200 IL CONTACT AT FILER (optional)	(option	ai)	ı		650	96
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B. E-MA							
: SEND				İ			
	ACKNOWLEDGEMENT TO: (Name	end Ada	dress)				
	Mary Jo George, Esq.						
	Ballard Spahr LLP 1909 K Street, NW, 12th Floo	_					
	Washington, DC 20006-1153						
				THE A	BOVE SPA	CE IS FOR FILING OFFIC	E USE ONLY
DEB	FOR'S NAME: Provide only and Debtor name (1 t in line 1b, leave all of item 1 blank, check here [ORGANIZATION'S NAME	or 16) (use exact, full name; do not omir, modify, or abbe- roide the individual Debtor information in item 10	eviate any part of of the Financing	f the Debtor's Statement Ad	same); if any part of the individual dension (Form UCC1Ad)	kud Debtor's name will
	ORGANIZATION'S NAME AL GENESIS ENTERPRIS						
	INDIVIDUAL'S SURNAME		RST PERSONAL NAME		ADDITION	AL NAME(SYNITIAL(S)	SUFFIX
	G ADDRESS		тү		STATE	POSTAL CODE	COUNTRY
	augh Springs Road FOR'S NAME: Provide only one Debtor name (2)		/icDonald		TN	37353	USA
24.	in line 25, leave all of hem 2 blank, check here C ORGANIZATION'S NAME INDIVIDUAL'S SURNAME		RST PERSONAL NAME			AL NAME(SYNITIAL(S)	SUPPLX
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SECT	RED PARTY'S NAME (or NAME) of ASSIGNE	EATAS	CIGNOR SECTIBED PARTY) Provide only one	Secured Party or	me (Te or W)		
24.	ORGANIZATION'S NAME	41.712	and the second s	account in the contract of the	144.34		
	ANNIE MAE INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME		ADDITION	AL NAME(SVINITIAL(S)	SUFFEX
MAILIN	O ADDRESS		City		STATE	POSTAL CODE	COUNTRY
	stone Servicing Corporation,	Inc.	Warrenton		VA	20186	USA
	e Air Lane ERAL: This financing statement covers the follow						

9.501 Business & Commerce Code Law change in 2001

Most are filed with the Sec. of State's office

Only filed with County
Clerk if it has to do
with land

Child Support Liens

- Family Code 157.315
 - No charge
 - Index Attorney
 General and Obligee
 as grantors
 - Index Obligor as grantee

No charge for Release of Child Support Lien either.

BOOK 1489 PAGE 0828 NOTICE: THIS DOCUMENT CONTAINS SENSITIVE DATA 6453 NOTICE OF LIEN WASHINGTON COUNTY CLERK 100 E MAIN, SUITE 102 (Name/Address of recorder or asset holder) BRENHAM, TX 77833 GERONE SMITH (Name, Address/DOB, SSN) 12655 LBJ DR REFNUAM TY 7782 DOB: 3/8/1948 SSN: xxx-xx-1441 FROM: ATTORNEY GENERAL OF TEXAS (IV-D Agency or name of CHILD SUPPORT OFFICE obligee and/or his or her private 2440 TEXAS PKWY, STE 300 MISSOURI CITY, TX 77489-4073 Telephone No. (281)208-2137 Toll Free 1(800)252-8014 Fax No. (281)208-21 ATTORNEY GENERAL OF TEXAS by assignment from DONNA (Name) 0598025921 IV-D Case #: (or non-IV-D docket #) This lien results, by operation of law, from a child support order, entered on APRIL 7, 2006 by COUNTY COURT AT LAW in AUSTIN COUNTY, TEXAS tribunal number 95L1453. As of 12/8/2014, the obligor owes unpaid support in the amount of \$ 33,480.69. This judgment may be subject to Prospective amounts of child support, not paid when due, are judgments that are added to the lien amount. This lien attaches to all non-exempt real and/or personal property of the above-named obligor which is located or existing within the State/county of filing, including any property specifically described below

Specific description of property:

Page 1 of 2

MERS – Index as Beneficiary, along with the Lender (bank) as they serve as a "registry system"

BOOK 1492 PAGE 0125

After recording return to: Title Source 662 Woodward Ave Detroit, MI 48226

Prepared By: Mia Pipersburgh 1050 Woodward Ave Detroit, MI 48226-1906 (313)373-0000

0067 59152226-2798764 Deed of Trust MIN: 100039033353962990 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. Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16. (A) "Security Instrument" means this document, which is dated December 29, 2014, together (B) "Borrower"is Eddie Green, Sr., an unmarried man, Also Known As Eddie Green Borrower is the granter under this Security Instrument (C) "Lender" is Quicken Loans Inc. Leader is a Corporation organized and existing under the laws of the State of Mic Lender's address is 1050 Woodward Ave, Detroit, MI 48226-1906 Lender includes any holder of the Note who is entitled to receive payments under the Note (D) "Trustee"is TSI Title Company of Texas. Inc. 2745 Windriver Lane, Denton, TX 76210 "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiar under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) (F) "Note" means the promissory note sign Note states that Borrower owes Lender Sixty Six Thousand Three Hundred and 00/100 Dollars (U.S. \$ 66,300.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than January 1, 2045 (G) "Property" means the property that is described below under the heading "Transfer of Rights in the (H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable): Riders are to be executed by Borrower (effects not an approximately appr

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

Renewal and Extension Exhibit

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

BOOK 1490 PAGE 0032

BOOK 1491 PAGE 08 37

Recording Requested By: BRANCH BANKING & TRUST CO.

When Recorded Return To

WASHINGTON COUNTY ABSTRACT COMPANY 211 EAST MAIN STREET POST OFFICE BOX 1808 BRENHAM, TX 77834

6496

0009

BRANCH BANKING & TRUST CO. #.0000069977522119 "CLAUSSEN" Lender ID-A07/864/782370063 Washington, Texas MM #: 100048706012151546 Sis & 1-884-878-6377

KNOW ALL MEN BY THESE PRESENTS that , for value received, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC holder of the Deed of Trust, whose parties, dates and recording information are believe, does hereby acknowledge for all payment and satisfaction of the same, and in consideration thereof, does hereby reconvey, withou warranty, to the person or persons legally entitled thereto, the estate, title and interest now held by it under said Deed of Trust in Washington County, State of Texas.

Original Borrower: TATANA LEE CLAUSSEN AKA TATANA PHILLIPS CLAUSSEN & JONATHON C IKARD Original Beneficiaer_EMBRACE HOME LOANS, INC.
Dated: 04222013 Recorder: 0430273 in Book/Reel/Liber: 1434 Page/Folio: 0794 as Instrument No.: N/A

Property Address: 4401 OLD GAY HILL RD RRENHAM TX 77833

IN WITNESS WHEREOF MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. whose address is 7701 AIRPORT CENTER DR. STE 1600, P.O. BOX 8149, GREENSBORO, NC 27419, by the officer duly authorized, has

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC

1939

REGIST.

STATE OF North Carolina COUNTY OF Guilford

On December 5th, 2014, before me, LISA S WYNN, a Notary Public in and for Guilford in the State of North Carolina, personally appeared JEFFREY L SMITH, Assistant Vice-President, personally known to me (or 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 exknowledged to me that he/she/fthey executed the same in his/her/fihe/ authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LISA S WYNN Notary Public Guilford Co., North Carolina

(This area for notarial seal)

BOTH Q. KOTTUHINLL WASHINGTON COUNTY CLERK

STATE OF TEXAS COUNTY OF WASHINGTON

hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was table to the property of the date o



Beth a. Rothermel Beth Rothermel, County Clerk Washington County, Texas 2014 DEC 12 AM

Unknown Cemeteries

- Health & Safety Code 711.011 requires recording of an unknown cemetery
- Person that discovers the cemetery shall file
 Notice of the Cemetery with the County Clerk
- The Notice must contain legal description and approximate location
- There is <u>no</u> fee.
- County Clerk files the Notice in OPR and sends a copy to Texas Historical Commission

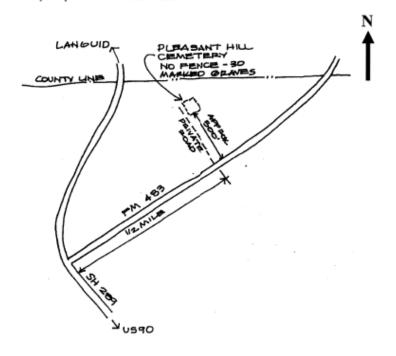
Example – Notice of Cemetery

NOTICE OF EXISTENCE OF CEMETERY (SAMPLE)

THE STATE OF TEXAS	§ §	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF Post Oak	8	ANOW ALL MEN DY THESE PRESENTS.
		to the provisions of Section 711.011 of the Texas liscovery of an unknown or abandoned cemetery.
1211 County Road 123, Jergenson. Fr	om c	caton, including GPS information, if available): conthouse in Jergenson, Texas, Take US 190
west for 5 miles. Turn left (north) on	57	4289, travel 1.8 miles. Turn left on 7111 483,
travel for 2,5 miles. Turn left on Com	nty	Road 123, Cometery will be on the left.
C A location map (Exhibit A) is attach	ed (r	nay be hand drawn).
	nce n myrt	
The legal description for the land oc numbers and a description, attach as an Exh John Smith Survey, 0.321		ed by the Cemetery is (provide survey and abstract to Rotice if necessary):
F This Notice signed and executed on	the_	6thday of _April_, 2010
		Mary Howard Clark
		(signature)
		Mary Howard Clark (printed name)
•		12345 South Loop 10, Jergenson Texas (address)
THE STATE OF TEXAS	60.60	
COUNTY OF	§	
This instrument was acknowledged	befor	re me on the day of, 20,
by		
		Mature Dublic State of Towns

EXHIBIT A Location map

Please provide a map showing the location of the cametery in relation to the nearest community and any other permanent landmark such as roads.



Certified Copies

 Use date of certification as the date of the document

BOOK 1473 PAGE 0694

Hac 8k Vol Pa U1197931 UR 12085 200

STATE OF TEXAS

COUNTIES OF BRAZOS AND WASHINGTON

MEMORANDUM OF OIL, GAS AND MINERAL LEASE

Notice is hereby given that:

3200

LAURIE LINDA HOOPER GROESCHEL, divarced from Phil Groeschel, whose address is 3363 Corkwool Drive, Prisco, Texas 73033, bevinsibir referred to se "Lessor", hes exceeded on Ol, Gas and Ministra 1845. Lesse ("Lause") is force of CHARLESTON ENERGY No. Prost Office 80x 32494, full-system, based in the control of the season of of the seaso

See attached Exhibit "A" for description of the property being leased herein

And containing 228.22 acres, more or less, with the sole and acalisms right to expire for, drill for, produce, extract and take oil, gas and other minerals from the issued lend during the term huminather provided and for the containing the contai

TO HAVE AND TO HOLD the leased land for a primary term of three (1) years from and after the effective date or any extension of the primary term as provided in act Oil, Ga and Mineral Lease and them to long interesting, nabject to certain restrictions, as oil or gas or other hydrocarbon substances are produced in paying quantities from the leased land or arrange pooled therewith in accordance with the terms and provisions of said Lease or said Lease in ministance in force in any other measure therein provided. Notice is brette given that the subject oil, gas and inherit lease does contain an option that allows Leases to extend the primary term for an additional two Cyberral provided and the contraction of t

The purpose of this Memorandum is to apprise and give notice to all parties of the existence of said Lease

This MEMORANDUM OF OIL, GAS AND MINERAL LEASE and all of its terms, conditions, covenants and provisions as well as those of said Lease shall extend to and be binding upon all the heirs, successors and assigns of said Lesser and Lesser.

LESSOR:

CHARLESTON ENERGY INC.

Printed Name: BLAKE LEVASSEUR

WITNESSES:

- JOSHUA BILLEAUD

STATE OF TEXAS
COUNTY OF BRAZOS
The foreign is a time and connect copy as the same
appears on the and recorded in the appropriate
records of Brazos, County, Tyras
Thereby certify, on

Kere & Me Lesee A)
County Clerk,
Brazos County, Texas

Certified Copies

- Are considered "equal" to the original document.
- You can add an exhibit to a Certified Copy
- You <u>cannot</u> accept a certified copy that has been taken apart and a page inserted into it or had the pages switched around.
- Marking through or changing a Certified Copy alters it and it <u>cannot</u> be recorded.

Certification Stamps

 On all pages except the last page

 Last page if using volume & page CERTIFIED COPY CERTIFICATE
STATE OF TEXTS.

COUNTY OF WASHINGTON

The above is a full, true, and correct pholographic copy of
the original record now in my lawful custody and
screening as some in exceeding in leasure.

Percord

in my office. The social security number may have been
collected from this document. I hereby certify on:
Tope

To



 Last page if using File Number only CERTIFIED COPY CERTIFICATE
STATE OF TEXAS
COUNTY OF WASHINGTON
The above is a full, true, and correct photograph
copy of the original record now in my leavit disease
the state of the control of the control of the control
in the control of the control of the control
in my office. The action discontrol runther me
have been readested from this document. I hereb
certify our



Use "Memo" Stamp – if unreadable



BOOK 1490 PAGE 0687

Exhibit "A"

All that certain tract or percel of land in the tity of Breeham, Neshinepton County, Tenna, out of and a part of the Spencer Addition, and the land described herein containing the search perc of the trace, apporting, FOUNTS, all of the SECOSO and mest of the trace described FRIED in dead from Mich and Selam Nouraise th Milliam Seldell, dated 20 April 1920, and recorded it Wellam 75 at Page 11, head Describe, and being carried as lot A-2 and south part of let b-1 in the City Tax Nouraise.

REGIMETED as the southwest commer of this percel, a spine set against the north side of a concerp remaining wall to fees behind the well of the error being a feel the set of the error being the set thereof a dead from Bournias to Seidel, contained herein RECORD THE SECTION OF
TERMET, S. 13 deg. 49 min. 30 mem. H. 55.60 ft. to on ire pin at an old famon cowner post for the sewiment assess the Helling lot, southeast commer of the N.5775 mers surve and southeast corner of the track departhed FOURTH in the Bournias deed partly contained begann. TERMET, with the south boundary of said FOURTH and MECOND tracts as evidenced on the ground, S. 76 deg. 29 min. H. 174.07 ft. to the place of beginning, containing 12,196 square feet or 0.2800 more of land.

As surveyed by William M. Bonn Bonn

STATE OF TEXAS COUNTY OF WASHINGTON

Thereby certify that this castination was FE FE on the date and at the time affliced between by mound may duly RECORDED in the volume and upper of the OFFICIAL RECORDS of Washington Surry, Totals, as stamped hereon by me on DEC 1 9 2014



Both Rothermel, County Clork Washington County, Texas PILED FOR RECORD YAS 2014 DEC 18 AM 9: 26 2014 DEC A. ASTRONAL WASHINGTON COUNTY CLERK

What should NOT be filed in OPR?

- Military Discharge Records they are "closed" records by law LGC 192.002 (2003 law change) unless your software has a "Private" button for images, then you could file in OPR and public can see the index but not the image.
- Letters Testamentary (Ag opinion H-410)
- Unprobated Will (Ag opinion M-511)
- Birth & Death Certificates
 - Gov. Code 552.115: EXCEPTION: CONFIDENTIALITY OF BIRTH AND DEATH RECORDS.
 (a) A birth or death record maintained by the bureau of vital statistics of the Texas
 Department of Health or a local registration official is excepted from the requirements of
 Section <u>552.021</u>, except that:
 - (1) a birth record is public information and available to the public on and after the 75th anniversary of the date of birth as shown on the record filed with the bureau of vital statistics or local registration official;
 - (2) a death record is public information and available to the public on and after the 25th anniversary of the date of death as shown on the record filed with the bureau of vital statistics or local registration official;
 - Some clerks allow BC & DC attachment as an exhibit.
 - Once it passes those number of years, you can record it.....but caution the filer that recording makes all the information on the record public

Do not file anything fraudulent on it's face! Let your Co. Atty. or Dist. Atty. review if questionable.

Fraudulent Filings – Gov. Code 51.901

_	•				
	PRIVATE CORRESPONDENCE	NO THIRD PARTIES	NON-NEGOTIABLE		
	To: Beth Rothermel, dfh/a BETH ROTHERMEL, COUNTY CLERK, WASHINGTON COUNTY, TEXAS 100 EAST MAIN ST BRENHAM, TX 77833	(Certified Mail: # 7001 2560 0000 3933 9965 Michael John & Kari Smith c/o postal service address: Winners Lane 4400 Burton, Texas March 20, 2008		
NOTICE OF BILATERAL CONTRACT					
	Attention: Ms. Beth Rothermel,				
1	We have not received a response from yo your conscious choice not to respond with with you wherein you swear that you are p Constitution and Bill of Rights of the unite Declaration of Rights, including our rights especially the right not to be taxed without	nin ten days confirms that we re protecting our unalienable right d States of America and the or from encroachment by you, yo	now have a bilateral contract ts as outlined in the organic rganic Texas Constitution and		
		RINCIPAL IS NOTICE TO TH GENT IS NOTICE TO THE PE			
إ	All my God-given rights reserved	al By: By: Kari: Sn	given rights reserved inith, Living Soul, Title Owner act, With the Autograph		
		Jurat			
	and Service, Two Thousand and Eight, A.D. Allary Address of Notary Wy Notary Expires (2)		in the year of our Lord RRI L SOMMERS STARY FUBLIC SOMMERS STARY FUBLIC SOMMERS SOME SECTION OF STARY FUBLIC SOME SECTION OF STARY		

AFFIDAVIT - Plain Statement of facts

PUBLIC THIS IS A PUBLIC COMMUNICATION TO ALL Notice to agents is notice to principals, Notice to principals is notice to agents dications to all successors and assign

Paul-Patrick Reznicek, sul juris All rights reserved UCC 1-308 00 1909 Northview Cr. Drive Brenham, Texas 19-551-0029

Notification of reservation of rights UCC 1-308 / 1-207

Let it be known to all that I, Paul-Patrick Reznico explicitly reserve all my rights, UCC 1-308 which was formally UCC 1-207, "I reserve my right not to be compelled to perform under any contract, commercial agreement or bankruptcy that I did not enter knowingly, voluntarily, and intentionally. And furthermore, I do not and will not accept the liability of the compelled benefit of any unrevealed contract or commercial agreement or bankruptcy."

Further, let all be advised that all actions commenced against me may be in violation of

USC TITLE 18 > PART 1> CHAPTER 13> 5 342 Deprivation of rights under color of law

USC TITLE 18> PART 1> CHAPTER 13 > 6 241

Conspiracy against rights Wherefore all have

Indeniable knowledge.

Claimant, Paul-Patrick Reznicek, sul juris, a natural citizen of the Texas republic, a common man of the Sovereign People, does swear and affirm that Affiant has scribed and read the foregoing facts, and in accordance with the best of Affiant's first-hand knowledge and conviction, such are true, correct, complete, and not misleading, the truth, the whole truth, and nothing but the truth.

Affidavit is dated:

NOTARY PUBLIC

STATE OF TEXAS COUNTY OF WASHINGTON

Subscribed and sworn to before me, a Notary Public, the above signed, Paul-Patrick-Rezpicek.

MY COMMISSION EXPIRES:

Return of Original Instruments

 The County Clerk shall return the original instrument to the person who filed it for record.

• LGC 193.012

Attorney General (AG) Opinions

- <u>WW 607</u> No duty to search records under our control and guarantee the correctness thereof.
- H-410 Letters Testamentary are not recordable
- JM-904 Not clerks' responsibility to determine effect or legality
- M-511 Cannot file an unprobated will (by itself); (But it can be attached to an Affidavit)
- JM-883 Not a function of the County Clerk to determine the sufficiency of a jurat.

Redaction...or...Why didn't you fix this before you filed it????

- Gov. Code 552.147
- Requestor fills the Request form out they do the research to tell you what instrument(s)
 - Does not apply to DL #, address, etc. only SSN
- Make a copy of the original version off your computer or out of the book
- Redact all but the last 4 digits of the Social Security number
- Re-scan and/or copy into your book, the redacted version
- Keep the original version in a file somewhere out of public site
- Find the Redaction Request form at http://www.cdcatexas.org/Resources/FormLibrary

Request to Redact form

Washington County Clerk Request to Redact Social Security Number From Public Documents

I request that the first five numbers of my social security number found in the following document(s) be removed from public access:

VOLUME /PAGE OR CASE NUMBER

DOCUMENT TITLE

PAGE 4 THAT SSN APPEARS

NAME LISTED ON DOCUMENT

				_			
				-			
				-			
				\neg			
I am the owner of the Social Security (SSN) that appears in the document(s) listed above. I submit this request along with proof of my identification for the purpose of preventing full disclosure of my SSN, and I understand that the last four digits must remain in the public document as required by law.							
Signature		Date					
Address:	City/State/Zip		Daytime Phone #	_			
FOR OFFICE USE							
Date Request Received;	Date F	Redaction Completed: _					
Identification Copied:	Edoc	Notified to Update:					
Redaction Process Completed B	зу:	Deputy					
Comments:							

Can I undo a recording?

- NO!
- There is no statute (law) that allows you to remove an instrument that has been filed.
- TX State Library states OPR is permanent and they issue schedule of our records per Gov.Code 441.158
 - https://www.tsl.texas.gov/slrm/recordspubs/cc.html
- To correct something, another instrument must be filed noting the correction

Example: Corrected Deed, Corrected Deed of Trust, Corrected Affidavit, etc.

Even a Judge cannot order a document expunged/removed – only issue an order that a document is null and void.

Public Access

 LGC 191.006 – All records belonging to the office of the County Clerk to which access is not otherwise restricted by law or by court order shall be open to the public at all reasonable times.

OPR are open records

Electronic Filing & Recording

 LGC 191.009 – A County Clerk may accept electronic documents and other instruments by electronic filing and record the electronic documents and other instruments electronically if the filing or recording complies with the rules adopted by the Texas State Library and Archives Commission under Chapter 195.