

## CODES(

```
IFBLANK(ExSex)
  ASSIGN(vExSex;M)
ELSE
  ASSIGN(vExSex;TOUPPER(SUBSTR(FIELD(ExSex);1;1)))
ENDIF
IF("VARIABLE(vExSex)"!="M" AND "VARIABLE(vExSex)"!="F")
  CHAR(vExSex;Sex of Applicant (M) or (F)?;Sex of Applicant)
  ASSIGN(vExSex;TOUPPER(VARIABLE(vExSex)))
ENDIF
MRGCMND(ASSIGN(vDate;""))
IFNOTBLANK(MM/DD/YYYY)
  ASSIGN(vDate;"FIELD(MM/DD/YYYY)")
ENDIF NESTMACRO(MergeSelectDate.wcm))
ASSIGN(vHeShe;he)
ASSIGN(vHisHer;his)
ASSIGN(vHimHer;him)
IF("VARIABLE(vExSex)"="F")
  ASSIGN(vHeShe;she)
  ASSIGN(vHisHer;her)
  ASSIGN(vHimHer;her)
ENDIF
```

) **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.**

## SPECIAL WARRANTY DEED

STATE OF TEXAS                   §  
  §                   **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF **TOUPPER(FIELD(County))**                   §

PURSUANT to the decree of the Probate Court **IFNOTBLANK(Court Number)** Number **FIELD(Court Number)ENDIF**, **FIELD(County)** County, Texas, in Cause No. **FIELD(Cause Number)** on **FIELD(Date Admitted)**, appointing **FIELD(Applicant) FIELD(PRTitle)** of the Estate of **TOUPPER(FIELD(Principal))**, Deceased, (hereinafter called Grantor, whether one or more), and in consideration of **[the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged / the gift in the Last Will and Testament of FIELD(Principal), Deceased, duly admitted to probate in the above-referenced case]**, Grantor has **GRANTED[, SOLD,] AND CONVEYED**, and by these presents does **GRANT[, SELL], AND CONVEY** to **MRGCMND(FIELD(Grantee))**, of **MRGCMND(FIELD(Grantee's Address))**, (hereinafter known as "Grantee," whether one or more) all of the following-described real property, located at **MRGCMND(FIELD(Property Address))**, in **MRGCMND(FIELD(Property County))** County, Texas:

**MRGCMND(FIELD(Legal Description))**

**TO HAVE AND TO HOLD** the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging to the said Grantee, and the Grantee's heirs, assigns, personal representatives, and successors forever; and Grantor does hereby bind the said Grantor and the Grantor's heirs, assigns, personal representatives, and successors to **WARRANT AND FOREVER DEFEND** all and singular the said premises to the said Grantee, and to the Grantee's heirs, assigns, personal representatives, and successors, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under me but not otherwise.

Original Letters Testamentary, plus certified copies of (1) the Order appointing Grantor **FIELD(PRTitle)** of the Estate of **FIELD(Principal)**, Deceased, and (2) the will of **FIELD(Principal)**, [granting Grantor the power of sale for real property] AND/OR [showing Grantee to be the beneficiary of all of the Decedent's real and personal property] [ALTERNATE: ATTACH AFFIDAVIT THAT SALE IS FOR STATUTORY PURPOSE], are attached hereto.

**EXECUTED** on this the **MRGCMND(VARIABLE(vDay))MRGCMND(VARIABLE(vOrdinal))** day of **MRGCMND(VARIABLE(vMonth)), MRGCMND(VARIABLE(vYear))**.

ESTATE OF **TOUPPER(FIELD(Principal))**

By: \_\_\_\_\_  
**FIELD(Applicant), FIELD(PRTitle)**

STATE OF TEXAS           §  
  §  
COUNTY OF TOUPPER(FIELD(County))       §

**BEFORE ME**, the undersigned authority, on this day appeared **FIELD(Applicant)**, who acknowledged that **VARIABLE(vHeShe)** signed the above document for the purposes and considerations expressed therein.

**SIGNED** on the **MRGCMND(VARIABLE(vDay))MRGCMND(VARIABLE(vOrdinal))** day of **MRGCMND(VARIABLE(vMonth)), MRGCMND(VARIABLE(vYear))**.

\_\_\_\_\_  
Notary Public, State of Texas

C:\Data\Documents\Realty\Deeds\Deed - Personal Representative.frm

After filing, return to:

**MICHAEL A. KOENECKE**  
**ATTORNEY AND COUNSELOR**  
P.O. BOX 830190  
RICHARDSON, TEXAS 75083-0190