

DEED OF TRUST

2025-02421 DT Total Pages: 4



Terms

Date: 02-11, 2025

Grantor: EDWARD R HAABIS

Grantor's Mailing Address: 4501 FM 2101
GREENVILLE TX 75402

Trustee: J. Andrew Bench or current Chairman of the Hunt County
Bail Bond Board

Trustee's Mailing Address: 2507 Lee Street, Greenville, Hunt County, Texas 754001

Bondholder: HUNT County Bail Bond Board

Bond Holder's Mailing Address: 2507 Lee Street, Greenville, Hunt County, Texas 75401

Bond(s): All present and future Bonds issued by Grantor to Bondholder.
Grantor is pledging 100 % of the appraised value of
the pledged property.

Property (including any improvements):

5171 PRIVATE ROAD 2249
GREENVILLE, TX 75402
53943 MACMAY AND SONS ADDN LOT
1 ACRES L.D

Prior Lien:

Other Exceptions to Conveyance and Warranty:

This conveyance is subject to all valid building and use restrictions, easements and right-of-way of record, visible or apparent, if any, and valid reservations of oil, gas and other mineral interests, if any.

For value received and to secure payment of the Bond(s), Grantor conveys the Property to Trustee in trust. Grantor warrants and agrees to defend the title to the Property, subject to the other Exceptions to Conveyance and Warranty. When Grantor ceases issuing bonds in HUNT County and upon payment of the Bond(s) and all other amounts secured by this deed of trust, this deed of trust will have no further effect, and Bondholder will release it at Grantor's expense.

CLAUSES AND COVENANTS

A. Grantor's Obligations

Grantor agrees to -----

1. Keep the Property in good repair and condition;
2. Pay all taxes and assessments on the property before delinquency;

3. Defend title to the property subject to the other Exceptions to Conveyance and Warranty and preserve the lien's priority as it is established in this deed of trust;
4. Maintain, in a form acceptable to Bondholder, an insurance policy that---
 - A. Covers all improvements for their full insurable value as determined when the policy is issued and renewed, unless Bondholder approves a smaller amount in writing;
 - B. Contains an 80.0% co-insurance clause;
 - C. Provides fire and extended coverage, including windstorm clause;
 - D. Protects Bondholder with a standard mortgage clause;
 - E. Provides flood insurance at any time the Property is in a flood hazard area; and
 - F. Contains such other coverage as Bondholder may reasonably require;
5. Comply at all times with the requirements of the 80.0% co-insurance clause;
6. Deliver the insurance policy to Bondholder within 10 days of the date of this deed of trust and deliver renewals to Bondholder at least 15 days before expiration;
7. Obey all laws, ordinances, and restrictive covenants applicable to the Property;
8. Keep any buildings occupied as required by the insurance policy; and
9. If the lien of this deed of trust is not a first lien, pay or cause to be paid all prior lien notes and abide by or cause to be abided by all prior lien instruments.

B. Bondholder's Rights

1. Bondholder may appoint in writing a substitute trustee, succeeding to all rights and responsibilities of Trustee.
2. Bondholder may, from any proceeds received under the insurance policy, either (1) retain the proceeds as a cash bond or (2) repair or replace damaged or destroyed improvements covered by the policy.
3. If the Grantor fails to perform any of Grantor's obligations, Bondholder may perform those obligations and be reimbursed by Grantor on demand for any amounts so paid, including attorney's fees, plus interest on those amounts from the dates of payment at the lesser of 18.0% per annum or the maximum rate allowed by law. The amount to be reimbursed will be secured by this deed of trust
4. If a final judgment forfeiting a Bond is entered against the Grantor and Grantor fails to immediately pay the amount of the final judgment, or if Grantor fails to perform any of Grantor's obligations and the default continues after any required notice of the default and the time allowed to cure, Bondholder may -
 - A. Direct Trustee to foreclose this lien, in which case Bondholder or Bondholder's agent will cause notice of the foreclosure sale to be given as provided by the Texas Property Code as then in effect; and
 - B. Purchase the property at any foreclosure sale by offering the highest bid and then have the bid credited on the amount of the final judgment.
5. Bondholder may remedy any default without waiving it and may waive any default without waiving any prior or subsequent default.

remedies. If Grantor becomes a voluntary or involuntary debtor in bankruptcy, Bondholder's filing a proof of claim in bankruptcy will be determined equivalent to the appointment of a receiver under Texas law.

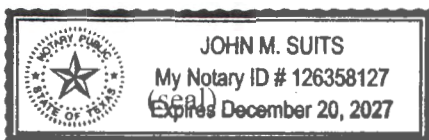
7. Interest on the debt secured by this deed of trust will not exceed the maximum amount of non-usurious interest that may be contracted for, taken, reserved, charged, or received under law. Any interest in excess of that maximum amount will be credited on the principal of the debt or, if that has been paid, refunded. On any acceleration or required or permitted prepayment, any such excess will be canceled automatically as of the acceleration or prepayment or, if already paid, credited on the principal of the debt or, if the principal of the debt has been paid, refunded. This provision overrides any conflicting provisions in this and all other instruments concerning the debt.
8. At least 15 days before taxes and assessments on the property become delinquent, Grantor agrees to furnish Bondholder evidence satisfactory to Bondholder that all taxes and assessments on the property have been paid.
9. When the context requires, singular nouns pronouns include the plural.
10. The term Bond(s) includes all present and future Bond(s) issued by Grantor to Bondholder and all amounts secured by this deed of trust.
11. This deed of trust binds, benefits, and may be enforced by the successors in interest of all parties.
12. Grantor and each surety, endorser, and guarantor of the Bond(s) waive all demand for payment, presentation for payment, notice of intention to accelerate maturity, notice of acceleration of maturity, protest, and notice of protest, to the extent permitted by law.
13. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Bondholder's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.
14. If any provision of this deed of trust is determined to be invalid or unenforceable, the validity or enforceability of any other provision will not be affected.
15. Grantor represents that this deed of trust is given to secure all Bond(s) presently issued to bondholder and which may be issued to Bondholder in the future.

Edward R Harris
Edward R Harris

THE STATE OF TEXAS~~COUNTY OF HUNT

Before me, a Notary Public, on this day personally appeared Edward R Harris, known to me, or proved to me through DANIEL LUGER (description of identity card or other document) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11th day February, 20 25.



[Signature]
Notary Public
Printed Name: John M. Suits
Commission Expires: 12-20-27

THE STATE OF TEXAS

COUNTY OF HUNT

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of HUNT County, Texas.

2025-02421 DT
02/11/2025 10:19 AM



Becky Landrum

Becky Landrum, County Clerk
Hunt County, TX

Property ID: 225792 For Year2025

Property Taxing

2024 Appraisal Notice

View Map

Print

Property Details

Account

Property ID:	225792	Geographic ID:	3943-0000-0010-10
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	5171 PRIVATE ROAD 2249 GREENVILLE, TX 75402		
Map ID:	2A-153,154	Mapsc:	
Legal Description:	S3943 MACMOY & SONS ADDN LOT 1 ACRES 1.0		
Abstract/Subdivision:	S3943		
Neighborhood:	(SCM-4) CADDO MILLS MKT AREA 4 FRAME		

Owner

Owner ID:	532908		
Name:	HARRIS EDDIE R & PAMELA K		
Agent:			
Mailing Address:	4501 FM 2101 GREENVILLE, TX 75402		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values	
Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Jurisdiction

Owner: HARRIS EDDIE R & PAMELA K

Back to Top

Entity	Description	Tax Rate	Market Value	Taxable Value
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Market Value:	N/A (=)
Agricultural Value Loss:	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss:	N/A (-)
Circuit Breaker:	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

CAD	APPRAISAL DISTRICT	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SCM	CADDO MILLS ISD	N/A	N/A	N/A

Total Tax Rate: 1.778890

Property Improvement - Building

Type: Residential Living

[Back to Top](#)

Area: 816.0 sqft Value: N/A

Type	Description	Class CD	Year Built	SQF
MA	MAIN AREA	1F	2015	670
MAA	LIVING AREA ANNEX	*	2015	140

Description: OUTBLDG Living

Area: 0 sqft Value: N/A

Type	Description	Class CD	Year Built
CF	CARPORT FREESTANDING	*	2J20

Property Land

[Back to Top](#)

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RR	RESIDENTIAL, RURAL	1.00	43,560.00	0.00	0.00	N/A	N/A

Property Roll Value History

[Back to Top](#)

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$87,750	\$116,000	\$0	\$203,750	\$0	\$203,750

2023	\$88,170	\$100,000	\$0	\$188,170	\$0	\$188,170
2022	\$84,940	\$56,500	\$0	\$141,440	\$7,911	\$133,529
2021	\$53,790	\$46,500	\$0	\$100,290	\$0	\$100,290
2020	\$68,640	\$37,500	\$0	\$106,140	\$6,146	\$99,994
2019	\$40,300	\$22,500	\$0	\$62,800	\$3,324	\$59,476
2018	\$20,960	\$16,900	\$0	\$37,860	\$0	\$37,860

Property Deed History

[Back to Top](#)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/12/2022	QCD	QUITCLAIM DEED	MACMOY TREVOR OSCAR	HARRIS EDDIE R & PAMELA K	2022	19114	
6/30/2017	SWGD	SPECIAL WARRANTY GIFT DEED	MACMOY PHYLLIS Y	MACMOY TREVOR OSCAR	2017	8829	
11/7/2014	WDVL	WARRANTY DEED WITH VENDORS LIEN	CARTER ROBERT WAYNE	MACMOY PHYLLIS Y	2014	13781	