

DEED OF TRUST



Terms

Date: 05-09, 2025

Grantor: EDWARD RHARRIS

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):

443 1st ST SW CITY OF PARIS
Block 178 Pt D P10 Block 178 LOT PAR
D P10 & 11

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;

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05/07/2025 09:17:00 AM Pages: 3
Lamar County, TX By: mdavis
Ruth Sisson - County Clerk DT

4. This lien will remain superior to liens later created even if (i) the maturity date for the Bond(s) is dated after the date hereof or (ii) part of the property is released.
5. Grantor assigns the Bondholder all amount payable to or received by Grantor from condemnation of all or part of the property, from private sale in lieu of condemnation, and from damages caused by public works or construction on or near the property. After deducting any expenses incurred, including attorney's fees and court and other costs, Bondholder will either release any remaining amounts to Grantor or hold such amount as a cash bond. Bondholder will not be liable for failure to collect or to exercise diligence in collecting any such amounts. Grantor will immediately give Bondholder notice of any actual or threatened proceedings for condemnation of all or part of the property.
6. Grantor assigns to Bondholder absolutely, not only as collateral, all present and future rent and other income and receipts from the property. Grantor warrants the validity and enforceability of the assignment. Grantor may as Bondholder's licensee collect rent and other income and receipts as long as the Grantor is not in default under any Bond(s) or this deed of trust. If Grantor defaults in payment of any Bond(s) or performance of this deed of trust, Bondholder may terminate Grantor's license to collect rent and other income and then as Grantor's agent may rent the property and collect all rent and other income and receipts. Bondholder neither has nor assumes any obligations as lessor or landlord with respect to any occupant of the property. Bondholder may apply all rent and other income and receipts collected under this paragraph first to expenses incurred in exercising Bondholder's rights and remedies and then to Grantor's obligations under the Bond(s) and this deed of trust in the order determined by Bondholder. Bondholder is not required to act under this paragraph, and acting under this paragraph does not waive any of Bondholder's other rights or 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.

~~STATE OF TEXAS COUNTY OF LAMAR~~

~~I hereby certify that this instrument was filed on
the date and time stamped hereon by me and was duly
recorded in the Official Public Records of Lamar County,
Texas.~~

~~*[Signature]*
COUNTY CLERK, LAMAR COUNTY, TEXAS~~

M.D. Deputy

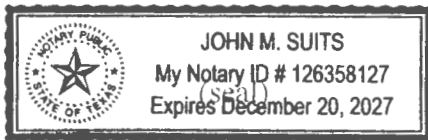
13. Grantor agrees to pay reasonable attorney's fees, trustee's fees, and court and other costs of enforcing Bondholder's rights under this deed of trust if this deed of trust is placed in the hands of an attorney for enforcement.
14. If any provision of this deed of trust is determined to be invalid 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

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 TX DL (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 5th day May, 20 25.



John M. Suits
Notary Public

Printed Name: John M. Suits

Commission Expires: 12-20-2027

STATE OF TEXAS COUNTY OF LAMAR

I hereby certify that this instrument was filed on
the date and time stamped hereon by me and was duly
recorded in the Official Public Records of Lamar County,
Texas.

Ruth Swason

COUNTY CLERK, LAMAR COUNTY, TEXAS



I AGREE TO KEEP ALL TAXES PAID ON THIS PROPERTY

I AGREE NOT TO FURTHER ENCUMBER THE PROPERTY

I AGREE TO MAINTAIN INSURANCE ON ANY IMPROVEMENTS

I AGREE TO NAME THE BAIL BOND BOARD LIENHOLDER
ON THE IMPROVEMENTS



PAT LOVEN
Phone: 903-785-7822
Fax: 903-785-8322

LAMAR COUNTY APPRAISAL
2024 TAX STATEMENT

STATEMENT NUMBER
16108
PROPERTY ID NUMBER
16890

NAME & ADDRESS	PROPERTY DESCRIPTION	PROPERTY GEOGRAPHICAL ID
Owner ID 106837867 HARRIS EDWARD 4501 FR 2101 GREENVILLE, TX 75402	Pct. 100.000% CITY OF PARIS BLOCK 178 LOT PT OF 10 & 11 443 1ST SW Acreage: 0.1229 Type: R	015500-17800-0110 PROPERTY SITUS / LOCATION 443 SW 1ST PARIS TX 75460

LAND MARKET VALUE	IMPROVEMENT MARKET VALUE	ADJUSTED USE VALUE	ADJUSTED MARKET	ASSESSED VALUE
8,890	62,290	0	0	68,940

100% Assessment Ratio

Appraised Value

68,940

Taxing Unit	Assessed	Homestead Exemption	OVES or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
PARIS ISD	68,940	0	0	0		68,940	0.9609000	662.44
PLC	68,940	0	0	0		68,940	0.0865740	45.90
LAMAR COUNTY	68,940	0	0	0		68,940	0.2952000	203.52
CITY OF PARIS	68,940	0	0	0		68,940	0.4612000	317.95

Total Taxes Due By Jan 31 2025 **1,229.81**

Penalty & Interest If paid after Jan 31, 2025		
If Paid in Month	P&I Rate	Tax Due*
February 2025	7%	1,315.89
March 2025	9%	1,340.49
April 2025	11%	1,365.08
May 2025	12%	1,389.70
June 2025	14%	1,414.28

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Taxpayers have no provisions for protest, therefore a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax districts also make no provision for protest or lease the liability to be disposed of during the calendar year. Also, if you owned personal property described in this tax statement on January 1st, then you are personally liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE, HOMESTEAD YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

*Total Tax Due may include Additional Penalty up to 20% imposed on Sept 1st - July 1st of the year of delinquency (Tax Code Sec 32.11) or Additional Late Filing Penalty of 10% (Tax Code Sec 32.14, Tax Code Sec 31.12) Late Correction penalty of 10% (Tax Code Sec 31.12).

* IF TAXPAYER ALSO RETURNS WITH PROPERTY *

Make checks payable to:

PAT LOVEN
LAMAR COUNTY APPRAISAL
521 BONHAM
PO BOX 400
PARIS, TX 75461-0400

RETURN SERVICE REQUESTED

HARRIS EDWARD
4501 FR 2101
GREENVILLE TX 75402



Owner Name and Address	Statement Number
HARRIS EDWARD 4501 FR 2101 GREENVILLE TX 75402	2024 16108
	Prop ID Number
	16890
	Geographical ID
	015500-17800-0110

See payment schedule below for tax due.

If Paid in Month	Tax Due	In January Pay
October 2024	1,229.81	
November 2024	1,229.81	1,229.81
December 2024	1,229.81	
January 2025	1,229.81	Taxes are payable October 1, 2024 and become delinquent on February 1, 2025
February 2025	1,315.89	
March 2025	1,340.49	
April 2025	1,365.08	
May 2025	1,389.70	
June 2025	1,414.28	

PAT LOVEN
Phone: 903-785-7822
Fax: 903-785-8322

LAMAR COUNTY APPRAISAL

2024 TAX STATEMENT

STATEMENT NUMBER

16107

PROPERTY ID NUMBER

16889

NAME & ADDRESS

Owner ID 106837857
HARRIS EDWARD
4501 FR 2101
GREENVILLE TX 75402

Pct 100.000%

PROPERTY DESCRIPTION

CITY OF PARIS BLOCK 17E LOT PT OF 10.443
1ST SW

PROPERTY GEOGRAPHICAL ID

015500-17800-0100

PROPERTY SITUS / LOCATION

443 SW 1ST PARIS TX 75460

Acreage 0.0640

Type R

LAND MARKET VALUE IMPROVEMENT MARKET VALUE AGGREGATE USE VALUE AGGREGATE MARKET ASSESSED VALUE

4180

0

4180

100% Assessment Ratio

Appraised Value

4180

Trading Unit	Assessed	Homestead Exemption	OV65 or DP Exemption	Other Exemptions	Freeze Year and Ceiling	Taxable Value	Rate Per \$100	Tax Due
PARIS ISD	4180	0	0	0		4180	0.0009000	40.17
PJC	4180	0	0	0		4180	0.0085740	35.78
LAMAR COUNTY	4180	0	0	0		4180	0.2952000	1234.56
CITY OF PARIS	4180	0	0	0		4180	0.4012000	1688.90

Total Taxes Due By Jan 31 2025

74.57

Penalty & Interest if paid after Jan 31 2025

If Paid in Month	PSI Rate	Tax Due
February 2025	7%	79.60
March 2025	9%	81.27
April 2025	11%	82.79
May 2025	13%	84.25
June 2025	15%	85.77

Property taxes in Texas are assessed as of January 1st each year and cover a period of one year from that date. Tax statutes forbid the imposition of increases. Therefore, a change of address during the year would have no effect on the tax liability established on January 1st of the calendar year. These tax statutes also make no provision for payment in less than the primary or biennial or during the calendar year. And, if you owned personal property described on the tax statement on January 1st, then you are primarily liable for the taxes. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A DISCOUNTMENT IN THE PAYMENT OF THESE TAXES.

Total Tax Due may include Additional Penalty up to 10% imposed on April 1st or July 1st of the year of delinquency. (Tax Code Sec 44) (2) (1) (a) Add State Late Filing Penalty of 17% (Tax Code Sec 15.14) Tax 2 Code Sec 21. (Tax Code Sec 21.02) (b) Add Collection Penalty of 10% (Tax Code Sec 21.02) (2)

FOR EACH OF THE ABOVE PROPERTY

Make checks payable to:

PAT LOVEN
LAMAR COUNTY APPRAISAL
521 BONHAM
PO BOX 400
PARIS, TX 75461-0400

RETURN SERVICE REQUESTED



2024-16107



16107

Owner Name and Address

HARRIS EDWARD
4501 FR 2101
GREENVILLE TX 75402

Statement Number

2024 16107

Prop ID Number

16889

Geographical ID

015500-17800-0100

See payment schedule below for tax due.

If Paid in Month	Tax Due
October 2024	74.57
November 2024	74.57
December 2024	74.57
January 2025	74.57
February 2025	79.60
March 2025	81.27
April 2025	82.79
May 2025	84.25
June 2025	85.77

In January Pay
74.57

Taxes are payable
October 1, 2024 and
become delinquent
on February 1, 2025

HARRIS EDWARD
4501 FR 2101
GREENVILLE, TX 75402