

BK 1838 PG 218

FOR REGISTRATION REGISTER OF DEEDS  
Jennifer Leggett Whitehurst  
Beaufort County, NC  
January 27, 2014 02:38:23 PM  
Book 1838 Page 218-224  
FEE: \$26.00  
INSTRUMENT # 2014000399

BEAUFORT COUNTY LAND RECORDS

ROUTING FORM 40545  
BCR 1-27-14  
Land Records Official      Date



INSTRUMENT # 2014000399

**After Recording Return To:**

Behlmann Law Firm, LP  
21218 Kingsland Blvd.  
Katy, TX 77450-5898

**This Instrument Prepared By:**

Behlmann Law Firm, LP  
21218 Kingsland Blvd.  
Katy, TX 77450-5898

**NO REAL ESTATE  
TAX PAID**

**QUITCLAIM DEED**

**GRANTOR:**

KENNETH RAY PARROTT, as his sole and separate property  
4914 Maxie Street  
Houston, TX 77007

**GRANTEE:**

FRANKLIN GRAY PARROTT, as his sole and separate property

**Primary Residence & Mailing Address:**

FRANKLIN GRAY PARROTT  
22414 Park Point Drive  
Katy, TX 77450

**Mail Tax Forms To:**

FRANKLIN GRAY PARROTT  
22414 Park Point Drive  
Katy, TX 77450

**Parcel Numbers:**

12-017599  
12-017600  
12-017598  
15-001593

**Revenue Received: \$0.00**

**Revenue Tax Stamps Purchased: \$0.00**

**WITNESSETH**, that said Grantor, for a valuable consideration of the sum of \$10.00 DOLLARS, and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantee, forever all the right, title, interest, claim and demand which the said Grantor has in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of Beaufort, and State of North Carolina, in Chocowinity Township, and more particularly described as follows:

**TRACT #1**

Lot # 3 in the division of the lands of F.D. Barr - Lying on the Southward and Eastward side of Bartley's Branch and on the East side of the "New Road" (N .C. Highway 33):

BEGINNING at the second corner of Grover C. Barr's Lot #2 and running thence North 32 degrees West 274 feet to the bridge across Bartley's Branch; thence East 1746 feet to a branch; thence down said branch, southwardly, 288 feet to the Northeast corner of Grover C. Barr's Lot #2; thence West, with his line, 1548 feet to the beginning, containing 8.75 acres, more or less and also described as Parcel Number 12-017599, Pin Number 5673-61-3019 of the Beaufort County Tax Assessor.

**TRACT #2**

Lot #5 in the division of the lands of F.D. Barr - Lying on the south side of Bartley's Branch and on the west side of the "New Road" (N.C. Highway 33):

BEGINNING at the fourth corner of Julia E. Moore's Lot #3 in Bartley's Branch and running thence South 15 degrees East 278 feet to a stake; thence South 75½ degrees West 750 feet to the high water mark of Chocowinity Swamp; thence, with the high water mark of said swamp, Northwardly, to Carrie B. Baker's line of her Lot #6; thence, with her line North 76 degrees East 1374 feet to Bartley's Branch; thence, up said branch to the beginning, containing 9.0 acres, more or less.

Tracts numbers 1 and 2 are the same property as conveyed to Marcie M. Barr (Buttry) by deed of record in Book 201 at page 465, Beaufort County Registry. Reference is further made to that certain map entitled "Map Showing Property of Barr children" prepared by Duffy Toler, Surveyor and dated February 1918, recorded in Plat Cabinet D, Slide 166, Beaufort County Registry and also described as Parcel Number 12-017600, Pin Number 5673-30-8551 of the Beaufort County Tax Assessor.

**TRACT # 3**

BEGINNING in the run of Chocowinity Swamp at the mouth of Clay Branch and runs North 77 degrees West 40 poles to the center of the Clark Road. Thence North 5½ degrees East 34 poles to the run of Chocowinity Swamp. Thence up said Swamp 69.5 poles to the beginning, containing 6.6 acres. It being all of Lot No. 5 as shown on that certain map entitled "Map Showing Division of the F. D. Barr Land on the South side of Chocowinity Swamp" prepared by Duffy Toler, Surveyor and dated December 7, 1921, to which reference is made. Reference is made to that certain deed of record in Book 239 at page 423, Beaufort County Registry, and plat

recorded in Plat Cabinet D, Slide 165 and also described as Parcel Number 12-017598, Pin Number 5672-58-2175 of the Beaufort County Tax Assessor.

**TRACT #4**

Being Lot Number 2 in the division of the lands of F. D. Barr, and lying on the South side of Bartley's Branch and on the East side of the "New Road", and beginning at the second corner of Carry B. Baker's Lot Number 1, and running thence North 30 degrees West 297 feet; running thence East 1548 feet to a branch; running thence Southwardly down said Branch 285 feet to the northeast corner of Carry B. Baker's lot Number 1; running thence West with her line 1,279 feet to the point of beginning, containing 8.75 acres more or less and also described as Parcel Number 15-001593, Pin Number 5673-60-3844 of the Beaufort County Tax Assessor.

There is excepted however from the above described property those certain lots or parcels of land more particularly described as follows:

FIRST EXCEPTED TRACT: Starting at a point at the intersection of the centerline of N. C. Highway 33 and the centerline of an eight foot box culvert, running thence South 26 degrees, 19 minutes, 5 seconds East with the centerline of N. C. Highway 33, 266.58 feet to a point; thence running South 86 degrees, 2 minutes, 57 seconds East, 28.88 feet to an iron post located at the intersection of the centerline of the division between Lot 2 and Lot 3 of the F. D. Barr division and the northeastern right of way line of N. C. Highway 33, the point of beginning; and from said point of beginning, thus located, running thence South 86 degrees, 2 minutes 57 seconds East, 194.57 feet to an iron post in the center of a two foot ditch; thence South 24 degrees, 1 minute, 38 seconds East with the centerline of the said ditch 101.14 feet to an iron post; thence South 71 degrees, 58 minutes; 36 seconds West, 165.85 feet to an iron post in the northeastern right of way line of N. C. Highway 33; thence North 26 degrees, 16 minutes, 53 seconds west with the northwestern right of way line of N. C. Highway 33, 175.21 feet to the point of beginning, containing 0.530 acres.

SECOND EXCEPTED TRACT: Beginning at an iron pipe set in the eastern right of way line of NC Highway 33, said iron pipe being a common corner of a 0.530 acre tract heretofore conveyed to Leo Paul Buttry, and running thence from said beginning point, so located with the Leo Paul Buttry line, North 72 degrees 05 minutes 32 seconds East 165.03 feet to an iron pipe set in the centerline of a ditch; running thence partially with the centerline of said ditch South 24 degrees 14 minutes 34 seconds East 189.11 feet to an iron pipe in the centerline of another ditch, which ditch is in the line of the Porter property; running thence with the Porter line and partially with said ditch North 86 degrees 02 minutes 57 seconds West 181.17 feet to an iron pipe in the eastern right of way line of NC Highway 33; running thence with the right of way of NC Highway 33 North 26 degrees 16 minutes 53 seconds West 121.79 feet to the point of beginning, containing 0.575 acres, more or less, and being more particularly shown on a survey by Norwood Martin Mayo, Registered Land Surveyor, dated February 26, 1991, a copy of which is attached to a deed to Leo Paul Buttry dated February 28, 1991, and recorded in the Beaufort County Registry.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first part, either in law or in equity, to the only proper use, benefit and behalf of the said second parties forever.

IN TESTIMONY WHEREOF, said Grantor and witnesses have hereunto set their hands and seals, or, if corporate, have caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Signed, sealed and delivered in our presence:

*Kenneth Ray Parrott*  
KENNETH RAY PARROTT, Grantor

*Tiffany Wells*  
TIFFANY WELLS, First Witness

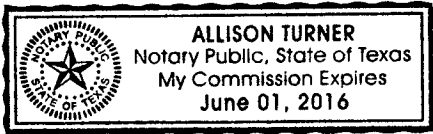
*Elaine F. Behlmann*  
ELAINE F. BEHLMANN, Second Witness

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

Before me, the undersigned Notary Public in and for said county and State, personal appeared this date KENNETH RAY PARROTT, and witnesses, TIFFANY WELLS and ELAINE F. BEHLMANN, and acknowledged the due execution of the foregoing Deed.

Witness my hand and official seal or stamp, this 20<sup>TH</sup> day of JANUARY, in the year 2014.

*Allison Turner*  
Allison Turner, Notary Public, State of Texas  
My commission expires: June 01, 2016



No title search was performed on the subject property by the preparer. The preparer of this Deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed, nor any matter, except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and/or their agents; no boundary survey was made at the time of this conveyance.

No. 413547

IN THE ESTATE OF	§	IN THE PROBATE COURT
CECILIA GRAY PARROTT,	§	NO. 3
DECEASED	§	HARRIS COUNTY, TEXAS

**JUDGMENT DECLARING HEIRSHIP**

On this day came on to be heard the sworn Application to Determine Heirship of the Estate of CECILIA GRAY PARROTT, Deceased, wherein Franklin Gray Parrott is the Applicant and is heir to Decedent's Estate, and Decedent's living heirs whose names and/or whereabouts are unknown are Defendants, and it appears to the Court, and the Court so finds that all parties interested in the Estate of Decedent have been duly and legally served with citation as required by law; that the Court appointed an Attorney Ad Litem to appear and answer and to represent Defendants and such Attorney Ad Litem did so appear and filed an answer for Defendants; that this Court has jurisdiction of the subject matter and all persons and parties; that the evidence presented and admitted fully and satisfactorily proves each and every issue presented to the Court; that Decedent died intestate and that the heirship of Decedent has been fully and satisfactorily proved and the interest and shares of each of the heirs therein; and that no administration is necessary.

The Court finds and it is **ORDERED** and **DECREED** by this Court that the name and place of residence of the heir of Decedent and the share and interest in the real property of Decedent are as follows:

- a. Name: BENJAMIN FRANKLIN PARROTT  
Address: Sunrise Senior Living, 21939 Cinco Ranch Blvd.,  
Katy, Texas 77450

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
Attest: 1/8/2014  
Stan Stanart, County Clerk  
Harris County, Texas



*Sulema Garcia*

Deputy

Sulema Garcia

09122012:0843-P0150

Relationship: Spouse  
 Share of Community Real Property: 100%  
 Share of Separate Real Property: 1/3 Life Estate  
 Share of Community Personal Property: 100%  
 Share of Separate Personal Property: 1/3

- b. Name: FRANKLIN GRAY PARROTT  
 Address: 22414 Park Point Drive, Katy, Texas 77450  
 Relationship: Son  
 Share of Community Real Property: NONE  
 Share of Separate Real Property: 1/3, subject to spouse's 1/3 life estate  
 Share of Community Personal Property: NONE  
 Share of Separate Personal Property: 1/3
- c. Name: KENNETH RAY PARROTT  
 Address: 534 W. Forest Drive, Houston, Texas 77079  
 Relationship: Son  
 Share of Community Real Property: NONE  
 Share of Separate Real Property: 1/3, subject to spouse's 1/3 life estate  
 Share of Community Personal Property: NONE  
 Share of Separate Personal Property: 1/3

SIGNED on the 27<sup>th</sup> day of August, 2012.

*Georgia Olsen*  
 JUDGE PRESIDING

APPROVED AS TO FORM:

*Richard A. Behlmann*  
 Richard A. Behlmann, Attorney for Applicant  
 State Bar No.: 00785591  
 21218 Kingsland Blvd., Katy, Texas 77450-5898  
 Telephone: (281) 398-0088, Facsimile: (281) 398-0728

*August 31, 2012*  
 Date  
*Rory R. Olsen*  
 Judge Rory R. Olsen

*Kathryn Martecny*  
 Kathryn Martecny, Attorney Ad Litem  
 14701 Saint Marys Ln Ste 315  
 Houston, Texas 77079  
 Telephone: (713) 961-0000, Facsimile: (713) 877-8188  
 State Bar No.: 13050350

FILED  
 2012 AUG 27 AM 11:55  
 Stan Stanart  
 COUNTY CLERK  
 HARRIS COUNTY, TEXAS

Confidential information may have been redacted from the document in compliance with the Public Information Act.

A Certified Copy  
 Attest: 1/8/2014  
 Stan Stanart, County Clerk  
 Harris County, Texas



*Sulema Garcia*  
 Deputy  
 Sulema Garcia

envelope - Behlmann Law Firm LP

**STATE OF TEXAS**  
**CERTIFICATION OF VITAL RECORD**

**DEPARTMENT OF STATE HEALTH SERVICES**  
**VITAL STATISTICS UNIT**

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS  
 STATE OF TEXAS **CERTIFICATE OF DEATH** STATE FILE NUMBER **142-13-055200**

**Exhibit "B"**

TEXAS DEPARTMENT OF STATE HEALTH SERVICES - VITAL STATISTICS UNIT

1. LEGAL NAME OF DECEASED (Include AKA's, if any) (First, Middle, Last) <b>BENJAMIN FRANKLIN PARROTT</b>		(Maiden)		2. DATE OF DEATH, ACTUAL OR PRESUMED (mm-dd-yyyy) <b>APRIL 22, 2013</b>	
3. SEX <b>MALE</b>	4. DATE OF BIRTH (mm-dd-yyyy) <b>NOVEMBER 22, 1921</b>	5. AGE-Last Birthday (Years) <b>91</b>	IF UNDER 1 YR Mo Days	IF UNDER 1 DAY Hours Min	6. BIRTHPLACE (City & State or Foreign Country) <b>BEAUFORT COUNTY, NC</b>
7. SOCIAL SECURITY NUMBER <b>244-12-3169</b>		8. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown		9. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage)	
10a. RESIDENCE STREET ADDRESS <b>21939 CINCO RANCH BLVD.</b>			10b. APT. NO.	10c. CITY OR TOWN <b>KATY</b>	
10d. COUNTY <b>FORT BEND</b>		10e. STATE <b>TEXAS</b>	10f. ZIP CODE <b>77450</b>		10g. INSIDE CITY LIMITS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
11. FATHER'S NAME <b>SETH VAN BUREN PARROTT</b>			12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE <b>SAMUEL TIMOTHY GODLEY</b>		
13. PLACE OF DEATH (CHECK ONLY ONE)					
IF DEATH OCCURRED IN A HOSPITAL: <input type="checkbox"/> Inpatient <input type="checkbox"/> ER/Outpatient <input type="checkbox"/> DOA		IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: <input type="checkbox"/> Hospice Facility <input checked="" type="checkbox"/> Nursing Home <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify)			
14. COUNTY OF DEATH <b>FORT BEND</b>		15. CITY/TOWN, ZIP (IF OUTSIDE CITY LIMITS, GIVE PRECINCT NO) <b>PRECINCT 3, 77450</b>		16. FACILITY NAME (If not institution, give street address) <b>SUNRISE ASSISTED LIVING-CINCO RANCH</b>	
17. INFORMANT'S NAME & RELATIONSHIP TO DECEASED <b>KENNETH RAY PARROTT - SON</b>			18. MAILING ADDRESS OF INFORMANT (Street and Number, City, State, Zip Code) <b>2429 BISSONNET STREET # 121, HOUSTON, TX 77005</b>		
19. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input checked="" type="checkbox"/> Removal from state <input type="checkbox"/> Other (Specify)		20. SIGNATURE AND LICENSE NUMBER OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH <b>M. H. SCHMIDT JR, BY ELECTRONIC SIGNATURE - 6171</b>		21. <input checked="" type="checkbox"/> Unknown	
22. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) <b>PROVIDENCE UNITED METHODIST CHURCH CEMETERY</b>			23. LOCATION (City/Town, and State) <b>CHOCOWNITY, NC</b>		
24. NAME OF FUNERAL FACILITY <b>SCHMIDT FUNERAL HOME - KATY</b>			25. COMPLETE ADDRESS OF FUNERAL FACILITY (Street and Number, City, State, Zip Code) <b>1508 EAST AVENUE, KATY, TX 77493</b>		
26. CERTIFIER (Check only one) <input checked="" type="checkbox"/> Certifying physician-To the best of my knowledge, death occurred due to the cause(s) and manner stated. <input type="checkbox"/> Medical Examiner/Justice of the Peace - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.					
27. SIGNATURE OF CERTIFIER <b>MARK L BING, BY ELECTRONIC SIGNATURE</b>		28. DATE CERTIFIED (mm-dd-yyyy) <b>APRIL 24, 2013</b>		29. LICENSE NUMBER <b>F7346</b>	
31. PRINTED NAME, ADDRESS OF CERTIFIER (Street and Number, City, State, Zip Code) <b>MARK L BING 21700 KINGSLAND STE 201, KATY, TX 77450</b>			32. TIME OF DEATH (Actual or presumed) <b>02:15 AM</b>		
33. PART 1. ENTER THE CHAIN OF EVENTS - DISEASES, INJURIES, OR COMPLICATIONS - THAT DIRECTLY CAUSED THE DEATH. DO NOT ENTER TERMINAL EVENTS SUCH AS CARDIAC ARREST, RESPIRATORY ARREST, OR VENTRICULAR FIBRILLATION WITHOUT SHOWING THE ETIOLOGY. DO NOT ABBREVIATE. ENTER ONLY ONE CAUSE ON EACH.			34. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
35. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No			36. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Could not be determined		
37. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Probably <input checked="" type="checkbox"/> Unknown			38. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to one year before death <input type="checkbox"/> Unknown if pregnant within the past year		
39. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Passenger <input type="checkbox"/> Pedestrian <input type="checkbox"/> Other (Specify)			40a. DATE OF INJURY (mm-dd-yyyy)		
40b. TIME OF INJURY			40c. INJURY AT WORK? <input type="checkbox"/> Yes <input type="checkbox"/> No		
40d. PLACE OF INJURY (e.g. Decedent's home, construction site, restaurant, wooded area)			40e. COUNTY OF INJURY		
41. DESCRIBE HOW INJURY OCCURRED					
42a. REGISTRAR FILE NO. <b>01-0628</b>		42b. DATE RECEIVED BY LOCAL REGISTRAR <b>APRIL 24, 2013</b>		42c. REGISTRAR <b>REGISTRAR - FORT BEND COUNTY CLERK, ELECTRONICALLY FILED</b>	
EDR NUMBER 00001314955					

WARNING: The penalty for knowingly making a false statement in this form can be 2-10 years in prison and a fine up to \$10,000. (Health and Safety Code, Sec. 195, 1989)

QA02561083

VS-112 REV 1/2006

ER 1838 PG 224

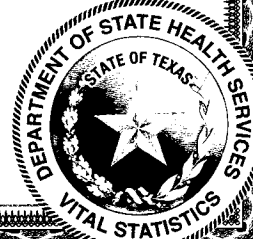
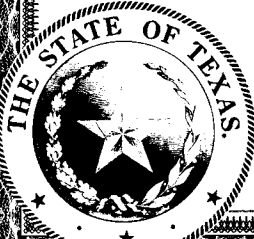
LHA

This is a true and correct reproduction of the original record as recorded in this office. Issued under authority of Section 191.051, Health and Safety Code.

ISSUED APR 25 2013

*Geraldine R. Harris*  
 GERALDINE R. HARRIS  
 STATE REGISTRAR

WARNING: THIS DOCUMENT HAS A DARK BLUE BORDER AND A COLORED BACKGROUND



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE