

The United States of America,

and in the state of Texas, Republic

Jordan Peltó and Breanne Peltó

Claim Location:

12535 County Road 289

Tyler, Texas

Republic, Non-Domestic

Notice:

Certificate of Acceptance of Declaration of State of Texas Land Grant

State of Texas Land Grant #450 Dated: February 23, 1848 (see attached)

Know all ye men by these presents,

We, Jordan Peltó and Breanne Peltó, do hereby certify and declare that we are "Assignee" at law in the State of Texas Land Grant named above ; that we have brought forward said State of Texas Land Grant forever benefit (See Hooper v. Scheimer, 64 U.S. 23 How 235), in our names as it pertains to the land described below. The character of said land so claimed by the land grant and legally described and referenced under the State of Texas Land Grant (hereinafter referred to as the "Land Patent/Grant") #450 Dated: February 23, 1848 listed herein are;

(land conveyed by Land Grant, see attached)

That we, Jordan Peltó and Breanne Peltó, living at, 12535 County Road, Tyler, Texas, Republic, non-domestic. Unless otherwise stated, we have individual knowledge of matters contained in this Notice of Acceptance of Declaration of Land Patent/Grant. We are fully competent to testify with respect to these matters.

We, Jordan Peltó and Breanne Peltó, are Assignee in Law and a bona fide subsequent Assignee by contract, of a certain legally described portion of Land Patent/Grant under the original, certified Land Patent/Grant #450 Dated: February 23, 1848, which is duly authorized to be executed in pursuance of the supremacy of treaty law, citation and Constitutional Mandate, herein referenced, whereupon a duly authenticated true and correct lawful description, together

with all hereditament, Tenements, pre-emptive rights appurtenant thereto, the lawful and valuable consideration which is appended hereto, and made a part of this, Notice of Acceptance of Declaration of Land Patent/Grant.

No claim is made herein that we have been assigned the entire tract of land as described in the original Land Patent/Grant. Our assignment of land is inclusive of only the land described herein, (see attached General Warranty Deed and map)

Field Note description for a 6.000 acre tract being located in the W. LOVE Survey, Abstract No. 579, Smith County, Texas, and being part of a called 9.942 acre tract conveyed to Steven Hubbard as described and recorded in Document Number 2021-01009793 of the Official Public Records of Smith County, Texas. Said 6.000 acre tract to be more particularly described as follows.

Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, N.A.D. 1983.

BEGINNING at a 1/2" Iron Rod found in the North edge of County Road No. 289 for the Northwest corner of herein described tract, being the Northwest corner of said 9.942 acre tract, same being the Northeast corner of a called 5.000 acre tract conveyed to Cynthia DeAnn Green as described and recorded in Volume 3066, Page 673 of the Deed Records of Smith County, Texas;

THENCE North 42 deg. 56 min. 33 sec. East along the North edge of said road and the North line of said 9.942 acre tract a distance of 36.23 feet to a Cotton Spindle set for the Northeast corner of herein described tract;

THENCE South 47 deg. 39 min. 21 sec. East across said 9.942 acre tract a distance of 28.28 feet to a 1/2" Iron Rod set for corner of herein described tract;

THENCE South 37 deg. 49 min. 02 sec. East across said 9.942 acre tract a distance of 1076.05 feet to a 1/2" Iron Rod set in the Southeast line of said 9.942 acre tract for the Southeast corner of herein described tract, being in the North line of a called 10.000 acre tract of land conveyed to Ronald Warren and Deborah Warren as described and recorded in Document Number 20170100046984 of the Official Public Records of Smith County, Texas;

THENCE South 34 deg. 22 min. 40 sec. West along the Southeast line of said 9.942 acre tract and the North line of said 10.000 acre tract a distance of 180.73 feet to a 1/2" Iron Rod found for corner of herein described tract, being the Northwest corner of said 10.000 acre tract, same being the Northeast corner of a called 20325 acre tract of land conveyed to Michael Charles Meeks and Rosemarie Meeks as described and recorded in Document Number 20180100022702 of the Official Public Records of Smith County, Texas;

THENCE South 87 deg. 14 min. 48 sec. West along the South line of said 9.942 acre tract and the North line of said 20325 acre tract a distance of 296.3 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, being the Southwest corner of said 9.942 acre tract, same being the Southeast corner of said 5.000 acre tract;

THENCE North 16 deg. 10 min. 43 sec. West along the West line of said 9.942 acre tract and the East line of said 5.000 acre tract a distance of 1027.48 feet to a 1/2" Iron Rod found for corner of herein described tract;

THENCE North 47 deg. 39 min. 09 sec. West a distance of 28.48 feet to the POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND, of which approximately 0.024 acres lie within the boundaries of County Road No. 289.

This General Warranty Deed and property description satisfies that certain contract for Deed by and between the parties thereto, which contract recording date is: March 23, 2022

The filing of this Notice of Acceptance of Declaration of Land Patent/Grant shall not deny or infringe on any right/s, privilege, or immunity of any other Heir or Assigns as to any other portion of land covered in the above-described Land Patent/Grant #450 Dated: February 23, 1848 (see attached)

If this Notice of Acceptance of Declaration of Land Patent/Grant is not challenged by a lawfully qualified party having a Lawful claim, Lawful lien, Lawful debt, or other Lawful interest in said land having filed a claim in a court of competent jurisdiction of law within sixty (60) days from the date of this posting of this Notice of Acceptance of Declaration of Land Patent/Grant, then the above-described land shall remain an Allodial Freehold title of the heir or assignee as specified herein.

We, Jordan Peltó and Breanne Peltó claim said Allodial Land Patent/Grant, this Land Patent/Grant shall be considered henceforth perfected in our names as an Assignees. We, Jordan Peltó and Breanne Peltó hereby make lawful claim to the forever benefit in our names in said land described above, and all future claims by others against this land shall be forever waived!

If a lawfully qualified Sovereign American individual has a Lawful claim to said title and is challenged, the court must be a court of competent jurisdiction which is the Common Law Supreme Court, or any other court of competent jurisdiction (Article III). Any action against a patent by a corporate state or their respective statutory, legislative units (i.e., courts) would be an action at law which is outside the venue and jurisdiction of these Article III Courts. There is no law issue contained herein which may be heard in any of the State or federal courts (Article I/IV), nor can any Court of Equity / Admiralty / Military to set aside, annul, or change a Land Patent/Grant. (See; Corpus Juris Secundum, volume 73(B), Topic of Public Lands, section on Land Patents.) Quote, "Nothing in this patent can be changed by either party, nothing can be added nor can anything be deducted once the patent is issued".

Therefore, said Land Patent/Grant remains unencumbered, free and clear, and without liens or lawful attachment of any kind, and is hereby declared to be private land and private property, not subject to any commercial forums (e.g. UCC, etc.) whatsoever.

In Common Law, if, after Sixty (60) days is stipulated for any challenges hereto and no lawful challenge is presented or otherwise latches or estoppel shall forever bar the same against said Free Hold Land Patent/Grant (Allodial) land so described herein, assessment lien theory to the contrary, notwithstanding. Therefore, said Certificate of Acceptance of said Declaration of Land Patent/Grant, if after (60) days from date of posting, if no challenges are brought forth and upheld, perfects this Land Patent/Grant.

Allodial title in the names so listed above forever.

Jurisdiction

The recipient hereto is mandated by Article 1 Sec.10, Clause 1, Article IV, Sec. 3 Clause 2, Article VI, Sec. 1 clause 2 and 3, the 9th and 10th Amendments with reference to the 7th Amendment, enforced under Article III, Sec. 3, Clause I, Article 1 Sec.10, Clause 1 of the Constitution for the United States of America.

Perjury Jurat

[Pursuant to Title 28 USC Sec.1746(1)] Executed "without the United States" we, Jordan Pelto and Breanne Pelto affirm under penalty of perjury under the laws of The United States of America that the foregoing is true and correct to the best of our belief and informed knowledge. And further deponents saith not. We now affix our autograph of the above affirmations with explicit preservations of all our unalienable rights, without prejudice to any of those rights [pursuant to UCC 1 - 308 and UCC 1-103.6]

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Autograph and Attestation

Respectfully,

Jordan C. Peltó
Jordan Peltó, Co-Grantee

10/27/25
Date

Breanne Peltó
Breanne Peltó, Co-Grantee

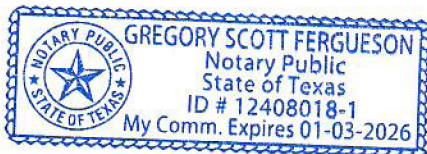
10/27/25
Date

Notarized By:

Sworn, subscribed, sealed and affirmed to this 27th day of October, 2025

~~Notary Public for State of Texas~~

Commission expires: 3-1 day of May, 2025



In the name of the State of Texas.

N^o 4511.

Wade Love
640 acres

Survey 78

To all to whom these presents shall come, Know ye, I, Geo. T. Wood, Governor of the State aforesaid by virtue of the powers vested in me by law and in accordance with the laws of said State in such case made and provided do by these presents grant to Wade Love, his heirs or assigns forever Six hundred and forty acres of land situated and described as follows: In Macogdoches District, on the left fork of the Angelina River on Prairie Creek about sixty miles North West of Macogdoches. Beginning at a point that bears North $9^{\circ} 36'$ West, 701 varas, from the North East Corner of W^o 119, a post, from which a Red Oak 15 in. dia. bears North 6° East 470 varas, another 22 in. dia. bears South 63° East, 4 varas. Thence North, further hundred and ten varas to Prairie Creek, four varas wide, course South East, Eighteen hundred and eighty varas to same Creek, course South, Ninety hundred and 70 varas a post from which a Red Oak 32 in. dia. bears South 36° East, 470 varas, another 20 in. dia. bears North 77° East, 870 varas. Thence East, 928 varas to a branch, course South East, thirteen hundred and twenty varas a creek 4 varas wide, 1420 varas to same Creek, course South West, Ninety hundred and 70 varas to a post, from which a Red Oak 20 in. dia. bears South 8° East, 10 varas, another 22 in. dia. bears North 5° West, 11 varas. Thence South, 1080 varas to line tree, Red Oak, 22 in. dia. Ninety hundred and 70 varas to a post, from which a Black Oak 5 in. dia. bears South 88° West, 870 varas, another 12 in. dia. bears North 68° West, 7 varas. Thence West, Nine hundred and ten varas to Prairie Creek, six varas wide, course South, Ninety hundred and 70 varas to the place of beginning. Now by relinquishing to him the said Wade Love and his heirs or assigns forever all the right and title in and to said land heretofore held and possessed by the said State and I do hereby issue this Letter Patent for the same. In testimony whereof, I have caused the Seal of the State to be affixed as well as the seal of the General Land Office. Done at the City of Austin on the Twenty third day of February in the year of our Lord one thousand eight hundred and forty eight.

Geo. T. Wood,
Governor

The W^o 119, Commissioners of the G. L. O. Office

COBY

2024 AUG 27 PM 1:18
BY meelag
DEPUTY

Texas General Land Office, Austin, Texas **NOV 14 2023**

I, Dawn Buckingham, M.D., Commissioner of the Texas Land Office of the State of Texas, do hereby certify that on the reverse hereof is a true and correct copy of this instrument now on file in this office together with all endorsements thereon

IN TESTIMONY WHEREOF, I hereunto set my hand and affix the seal of said office the day and date first above written

D. Buckingham
Dawn Buckingham, M.D. Commissioner of the Texas General Land Office

EXHIBIT A

Field Note description for a 6.000 acre tract being located in the W. LOVE Survey, Abstract No. 579, Smith County, Texas, and being part of a called 9.942 acre tract conveyed to Steven Hubbard as described and recorded in Document Number 2021-01009793 of the Official Public Records of Smith County, Texas. Said 6.000 acre tract to be more particularly described as follows.

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BEGINNING at a 1/2" Iron Rod found in the North edge of County Road No. 289 for the Northwest corner of herein described tract, being the Northwest corner of said 9.942 acre tract, same being the Northeast corner of a called 5.000 acre tract conveyed to Cynthia DeAnn Green as described and recorded in Volume 3066, Page 673 of the Deed Records of Smith County, Texas;

THENCE North 42 deg. 56 min. 55 sec. East along the North edge of said road and the North line of said 9.942 acre tract a distance of 36.23 feet to a Cotton Spindle set for the Northeast corner of herein described tract;

THENCE South 47 deg. 39 min. 21 sec. East across said 9.942 acre tract a distance of 28.28 feet to a 1/2" Iron Rod set for corner of herein described tract;

THENCE South 37 deg. 49 min. 02 sec. East across said 9.942 acre tract a distance of 1076.05 feet to a 1/2" Iron Rod set in the Southeast line of said 9.942 acre tract for the Southeast corner of herein described tract, being in the North line of a called 10.000 acre tract of land conveyed to Ronald Warren and Deborah Warren as described and recorded in Document Number 20170100046984 of the Official Public Records of Smith County, Texas;

THENCE South 34 deg. 22 min. 40 sec. West along the Southeast line of said 9.942 acre tract and the North line of said 10.000 acre tract a distance of 180.73 feet to a 1/2" Iron Rod found for corner of herein described tract, being the Northwest corner of said 10.000 acre tract, same being the Northeast corner of a called 20.325 acre tract of land conveyed to Michael Charles Meeks and Rosemarie Meeks as described and recorded in Document Number 20180100022702 of the Official Public Records of Smith County, Texas;

THENCE South 87 deg. 14 min. 48 sec. West along the South line of said 9.942 acre tract and the North line of said 20.325 acre tract a distance of 296.31 feet to a 1/2" Iron Rod found for the Southwest corner of herein described tract, being the Southwest corner of said 9.942 acre tract, same being the Southeast corner of said 5.000 acre tract;

THENCE North 16 deg. 10 min. 45 sec. West along the West line of said 9.942 acre tract and the East line of said 5.000 acre tract a distance of 1027.48 feet to a 1/2" Iron Rod found for corner of herein described tract;

THENCE North 47 deg. 39 min. 09 sec. West a distance of 28.48 feet to the **POINT OF BEGINNING AND CONTAINING 6.000 ACRES OF LAND**, of which approximately 0.024 acres lie within the boundaries of County Road No. 289.

Title Company does not represent that the acreage or square footage calculations are correct.



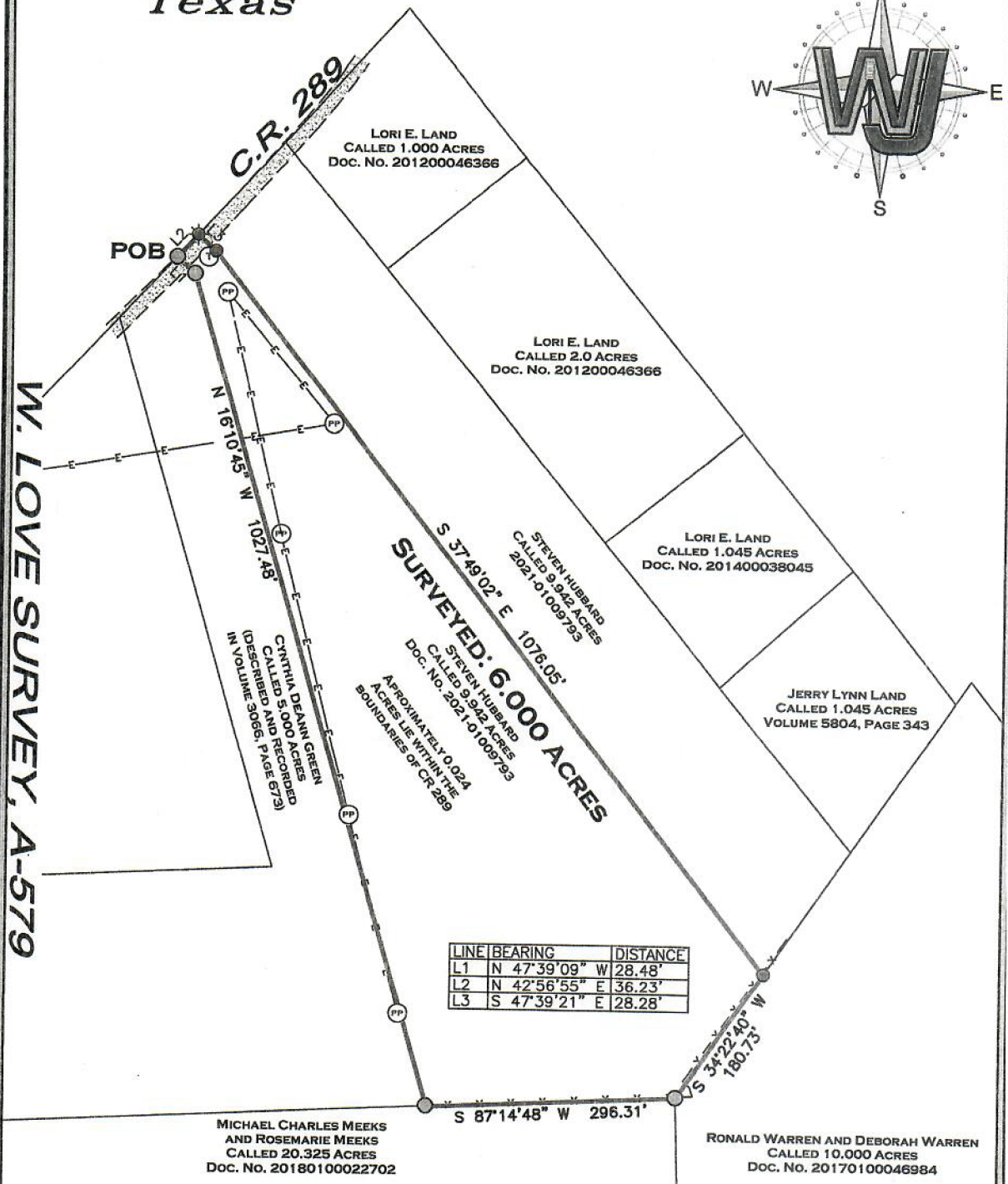
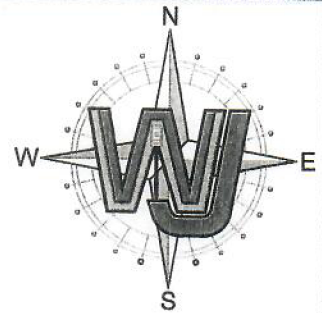
TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN SMITH COUNTY
CLERK'S OFFICE

CHAIN of TITLE SUMMARY

Jordan and Breanne Peltó
grantees

Grantor		Grantee	Date
State of Texas Land Grant #450	To	Wade Love	February 23, 1848
Wade Love	To	James Ginn	January 11, 1860
James Ginn	To	Charles L. Ginn	November 12, 1883
Charles L. Ginn	To	Martin and Ellen Taylor	January 11, 1890
Martin and Ellen Taylor	To	I.N. Cross and H.T. Gilliam	November 3, 1910
I.N. Cross and H.T. Gilliam	To	A.J. Phillips	November 15, 1910
A.J. Phillips	To	R.H. Brown and Oscar McFarland	November 8, 1915
R.H. Brown and Oscar McFarland	To	May Brown Sledge and A.F. Sledge	December 6, 1926
May Brown Sledge and A.F. Sledge	To	Louis Wolfe	December 20, 1927
Louis Wolfe	To	Bobby L. Wolfe and William M. Wolfe	August 11, 1976
Bobby L. Wolfe and William M. Wolfe	To	J.L. Wolfe and Martha Ann Wolfe	January 27, 1978
Martha Ann Wolfe	To	J.L. Wolfe	April 6, 1979
J.L. Wolfe	To	A.R. and Neva Marie Morre	March 9, 1984
A.R. and Neva Marie Morre	To	J.L. Wolfe	November 29, 1990
J.L. Wolfe	To	Gary Wolfe and Kathy Jann Johnston	May 31, 2006
Gary Wolfe and Kathy Jann Johnston	To	Steven Hubbard	March 15, 2021
Steven Hubbard	To	Jordan and Breanne Peltó	March 23, 2022

*Smith County,
Texas*



STATE OF TEXAS
REGISTERED
★
CASEY JORDAN
6789
PROFESSIONAL
LAND SURVEYOR

☀ = COTTON SPINCLE FOUND/SET
 ● / ○ = 1/2" IRON ROD FOUND/SET

FENCE — X — X — X — X — X — X — X — X — X — X —

OVERHEAD ELECTRIC LINE — E — E — E — E —

WM	= WATER METER	☒	= IRRIGATION VALVE
PP	= POWER POLE	☒	= WATER VALVE
MH	= MANHOLE	⊙	= CABLE BOX/PEDESTAL
GM	= GAS METER	⊙	= SEPTIC LID/EQUIPMENT
EM	= ELECTRIC METER	PROP	= PROPANE TANK
T	= TELE. PEDESTAL	☒	= AIR CONDITIONER

PROJECT MANAGER: BLOCKER
ADDRESS: WOLFE LN.
CITY/COUNTY: TYLER, SMITH CO.
SURVEY/ABSTRACT No.: A-579
SUBDIVISION: N/A
LOT/BLOCK No.: N/A

JOB No. 22- 0395A

150	0	150
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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.

#227852

GENERAL WARRANTY DEED

STATE OF TEXAS §

COUNTY OF SMITH §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, **STEVEN HUBBARD, a single person**, hereinafter referred to as "Grantor", whether one or more, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto **JORDAN PELTO and wife, BREANNE PELTO**, herein referred to as "Grantee", whether one or more, the real property described as follows, to-wit:

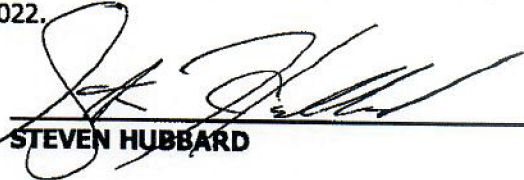
**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF FOR ALL PURPOSES**

This conveyance is subject to any and all mineral reservations and conveyances, rights-of-way, easements and restrictions of record affecting said property in the Office of the County Clerk of Smith County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.



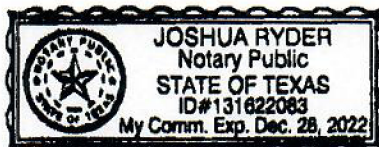
EXECUTED on this 21st day of March, 2022.


STEVEN HUBBARD

STATE OF TEXAS §

COUNTY OF SMITH §

The foregoing instrument was acknowledged before me on the 21st day of March, 2022, by
STEVEN HUBBARD.




NOTARY PUBLIC, STATE OF TEXAS

**AFTER RECORDING RETURN TO
GRANTEE'S ADDRESS FOR TAX NOTICES:**

JORDAN PELTO and wife, BREANNE PELTO

15458 St Hwy 110
Whitehouse, Tx 75791



TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN SMITH COUNTY
CLERK'S OFFICE