

**Grayson County
Deana Patterson
County Clerk
Sherman, TX 75090**

Instrument Number: 2024 - 5216

ERecordings-RP

Recorded On: February 27, 2024 02:11 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$23.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described Document
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 5216
Receipt Number: 20240227000114
Recorded Date/Time: February 27, 2024 02:11 PM
User: Kenady P
Station: CC007

Record and Return To:

Simplifile
100 W. Houston Ste. 17

Sherman TX 75090



**STATE OF TEXAS
COUNTY OF GRAYSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grayson County, Texas.

Deana Patterson
County Clerk
Grayson County, TX

5. COSTS ASSOCIATED WITH PROPERTY TRANSFER:

Resale Certificate:	\$375.00
Statement of Account:	\$75.00
Update Fee:	\$75.00
Transfer Fee:	\$200.00
Lender Questionnaire:	Up to \$200.00

DATED: February 23, 2024

**BLUE HILLS OF VAN ALSTYNE PROPERTY
ASSOCIATION, INC.,
a Texas property owners association**

**By: TEXAS STAR COMMUNITY MANAGFMENT, LLC
A Texas corporation, its managing agent**

By: 
Susan Garrett, Vice President of Client Relations

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

BEFORE ME. the undersigned notary public, on this day personally appeared Susan Garrett known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that s/he executed the same for the purposes and consideration set forth therein and, in the capacity, therein stated.

SUBSCRIBED AND SWORN TO BEFORE ME, on the 23rd day of February, 2024

Gretchen L. Grese

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

AFTER RECORDING PLEASE RETURN TO:

Texas Star Community Management, LLC
 6401 S. Custer Road, Suite 2020
 McKinney, Texas 75070

