CAUSE NO. 22-00105

CSD VAN ZANDT LLC Plaintiff v.	\$ IN THE DISTRICT COURT
	\$ 294th JUDICIAL DISTRICT
UDO BIRNBAUM Defendant	\$ VAN ZANDT COUNTY, TX

ORDER DECLARING CSD VAN ZANDT TITLE AS VOID

1. Plaintiff, CSD VAN ZANDT LLC, pleads TITLE to 150 acres in Van Zandt County at 540 VZ County Road 2916.

2. Defendant, UDO BIRNBAUM, pleads long time TITLE to these 150 acres, and that this very CSD suit upon him is an ongoing real estate deed fraud scheme upon the elderly.

3. Plaintiff pleads a chain of conveyance of title, but nowhere does Plaintiff identify any DEEDS in such supposed chain, Texas allowing conveyance of title solely upon DEEDS. A purchaser takes title to real property solely through a deed. *Smith v. Davis*, No. 12-12-00169-CV, 2013

4. Plaintiff, neither upon Interrogatories, nor Request for Production, nor upon <u>Defendant's Motion for Summary Judgment RCP</u> <u>166a(i) No Evidence to CSD Claim of Title</u>, has Plaintiff ever brought before this Court, any evidence of the existence of any chain of DEEDS supporting such claim of "chain of conveyance" of these 150 acres, Texas requiring that conveyance of land title can only be by a written DEED, from a grantor, to a grantee. 5. THEREFORE, this Court is of the OPINION, that Plaintiff does not hold title to this property, and today DECLARES such.

6. IT IS THEREFORE ORDERED and DECLARED, that Document No. 2022-007473, WARRANTY DEED WITH VENDORS LIEN, Barclay Patricia Moore to CSD Van Zandt, filed and recorded with the Van Zandt County Clerk on 6/24/2022 at 01:11 PM, is VOID, and does NOT convey any title whatsoever, of the 150 acres at issue, onto CSD Van Zandt.

IT IS SO ORDERED and DECLARED.

SIGNED this the _____ day of _____ 2023

Judge Chris Martin