

9

377-01-2398

REAL PROPERTY RECORDS

WARRANTY DEED
(LONG FORM)

8555296

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

} KNOW ALL MEN BY THESE PRESENTS:

That JUANITA THOMPSON, Individually and as Independent Executrix
of the Estate of TROY P. THOMPSON, Deceased and Trustee
under the Will of TROY P. THOMPSON, Deceased

of the County of MONTGOMERY and State of TEXAS for and in
consideration of the sum of TEN AND NO/100 (\$10.00)-----
-----DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

W. O. PHILLIPS and wife, JEAN Y. PHILLIPS

of the County of MONTGOMERY and State of TEXAS, all of
the following described real property in MONTGOMERY County, Texas, to-wit:

BEING 2.000 acres of land in the Elijah Collard
Survey, A-7, Montgomery County, Texas, and a part
of a called 80.0 acre tract conveyed Troy Thompson
described in Volume 494, Page 197, Deed Records:
more fully described as follows:

1-1-82

377-01-2399

BEGINNING at an iron rod for corner in the South line of a 60 ft. road, being N. 73° 57' W., 200.0 ft. and S. 15° 34' W., 649.6 ft. from the Northeast corner of above mentioned 80.0 acre tract;

THENCE: S. 15° 20' W., 472.4 ft. to an iron rod in the North line of another 60 ft. road;

THENCE: S. 67° 03' E., 200.6 ft. and S. 55° 38' E., 12.0 ft. along the North line of road to an iron rod for corner;

THENCE: N. 08° 28' 44" E., 507.57 ft. to an iron rod for corner in the South line of a 60 ft. road;

THENCE: N. 75° 04' W., 149.6 ft. to the PLACE OF BEGINNING and containing 2.000 acres of land.

This conveyance is made subject to restrictions attached hereto as EXHIBIT "A" and made a part hereof.

This conveyance is also made subject to that certain reservation of all the oil, gas and other minerals as reserved in Volume 1073, Page 527, Deed Records of Montgomery County, Texas.

REPOSSE

11-1-70

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 s , their heirs and assigns forever; and I do hereby bind myself, my heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee s , their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 9th day of DECEMBER, A. D. 19 85

Juanita Thompson
.....
JUANITA THOMPSON, Individually and as Independent
Executrix of the Estate of Troy P. Thompson,
Deceased and Trustee under the Will of TROY
P. THOMPSON, Deceased.....

Mailing address of each grantee:

Name: Mr. & Mrs. W. O. Phillips
Address: 216 Long Street, Apt. 15
Willis, Texas 77378

Name:
Address:

(Acknowledgment)

STATE OF TEXAS }
COUNTY OF MONTGOMERY }

This instrument was acknowledged before me on the 9th day of DECEMBER, 19 85 .
by JUANITA THOMPSON, Individually and as Independent Executrix of the Estate of Troy
P. Thompson, Deceased and Trustee under the Will of Troy P. Thompson, Deceased

[Signature]
.....
Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:



1. No parcel of land shall be used for any purpose other than a one family residential dwelling and buildings used in connection with such residential dwelling. No business of any type, kind or character, nor any occupation or profession for commercial gain or benefit, shall be done or carried on thereon or therefrom, except as stated in Item 9, below.
2. No second-hand building materials may be used in the construction of buildings, and no building constructed off of a parcel may be moved onto same. Residences upon each parcel shall contain not less than 1,200 net square feet, and no building shall have void spaces between piers along front and sides of same.
3. No trailer house, mobile home, tent or shack shall be placed upon any parcel, and no structure of a temporary character shall be used at any time as a residence.
4. Once construction has started upon a building of any type, same shall be completed within nine (9) months from the time construction commenced.
5. No animals other than household pets shall be permitted upon any parcel; provided, however, that animals in such a limited number as will not constitute a nuisance to any adjacent parcel within the Foote Tract may be kept thereon.
6. Garbage, trash or other refuse shall not be permitted to accumulate upon any parcel.
7. No unlicensed or inoperative vehicles shall be kept or maintained upon any parcel or road easement within the Foote Tract.
8. No nuisance shall be maintained, nor any noxious or offensive activity carried on upon any parcel within the Foote Tract.
9. These restrictions and covenants shall not be applicable to any part of the Foote Tract lying within 500 feet of F. M. Road 830, nor any part of the Foote Tract lying North of the branch constituting the Kenneth F. Bateman South boundary line.
10. These restrictions and covenants shall run with the land and shall be binding upon all owners and parcels of land within the Foote Tract, until January 1, 1996, after which time same shall automatically be extended for successive ten (10) year periods, unless an instrument signed by the owners of a majority of the restricted parcels of land within the Foote Tract is recorded in the Deed Records of Montgomery County, Texas, agreeing to change said covenants and restrictions, in whole or in part.

11. If any person shall violate or attempt to violate any of the restrictions and covenants stated above, it shall be lawful for any person owning any parcel within the Foote Tract to prosecute proceedings at law or in equity against the person violating or attempting to violate any such restriction and covenant, either to prevent him from doing so, or to correct such violation. Invalidation of any one or any part of these restrictions by Judgment or Court Order shall in no wise affect any of the other provisions or parts of provisions, which shall remain in full force and effect.

FILED FOR RECORD

1985 DEC 10 PM 3:31

Roy Harris
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 I hereby certify that this instrument was duly recorded on the date and at the place hereon by me and was duly recorded. I am the duly authorized Public Records Officer of said County, Texas.

DEC 10 1985



Roy Harris
 COUNTY CLERK
 MONTGOMERY COUNTY, TEXAS