

R936404

WARRANTY DEED

G.F. # 331334 J

DATE: May 18, 1996

05/21/96 200188046 R 936404

\$11.00

GRANTOR: L. D. BANGARD, III, and wife, KATHY ANN BANGARD

508-45-1791

GRANTOR'S MAILING ADDRESS:

3807 YOUPON

LA PORTE, TEXAS 77571

GRANTEE: HAROLD DEAN WOMACK

GRANTEE'S MAILING ADDRESS:

4815 WOMACK LANE

CROSBY, TEXAS 77532

CONSIDERATION: TEN DOLLARS (\$10.00) and other valuable consideration

PROPERTY (including any improvements):

Being a 0.80 acre tract of land lying and being situated in Lot 1-B of the HARVEY ESTATE, as recorded in Volume 12, Page 28 of the HARRIS County Map Records, said subdivision being located in the Meredith Duncan Survey, A-17, HARRIS County, Texas, said tract being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY: Easements, rights of way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 1996, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

L D Bangard III

L. D. BANGARD, III

Kathy Ann Bangard

KATHY ANN BANGARD

STATE OF TEXAS X

COUNTY OF HARRIS X

This instrument was acknowledged before me on the 18th day of May, 1996, by L. D. BANGARD, III and wife, KATHY ANN BANGARD.

Marion A. Phillips
Notary Public, State of Texas

RETURN TO:

Harold Dean Womack
4815 Womack Lane
Crosby, Texas 77532

PREPARED IN THE LAW OFFICE OF:

Elliott, Heinlein & Jones, P.C.
P. O. Box 1446
Crosby, Texas 77532

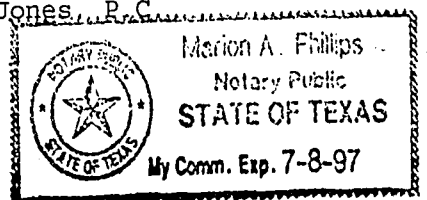


EXHIBIT "A"

BEING A 0.80 acre tract of land lying and being situated in LOT 1-B of the HARVEY ESTATE, as recorded in Volume 12, Page 28 of the Harris County Map Records, said subdivision being located in the MEREDITH DUNCAN SURVEY, A-17, Harris County, Texas, and said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 3/4 inch Iron Pipe in the centerline of a grave yard road said point being the Northeast corner of the aforementioned Lot 1-B of HARVEY ESTATES;

THENCE S 79 deg. 41 min. 46 sec. W, a distance of 30.00 feet to the PLACE OF BEGINNING;

THENCE S 10 deg. 14 min. 00 sec. E, parallel to and 30.00 feet at right angles from the centerline of the aforementioned grave yard road, said centerline being the Easterly line of the aforementioned Lot 1-B of the HARVEY ESTATE, a distance of 181.74 feet to a point for corner;

THENCE S 80 deg. 18 min. 31 sec. W, a distance of 192.44 feet to a point for corner;

THENCE N 10 deg. 12 min. 29 sec. W, a distance of 179.68 feet to a point for corner;

THENCE N 79 deg. 41 min. 46 sec. E, a distance of 192.36 feet to the PLACE OF BEGINNING;

SAVE AND EXCEPT 30' strip of land across front of above Lot.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW: THE STATE OF TEXAS }
COUNTY OF HARRIS }
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAY 21 1996



Beverly B. Zimmerman
COUNTY CLERK
HARRIS COUNTY TEXAS

OFFICIAL COPY
COUNTY CLERK
HARRIS COUNTY TEXAS

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