

M521550

WARRANTY DEED
(Long Form)

02/21/90 00521250 M521550 \$ 9.00

Date: October 4, 1989

Grantor: William R. Mitchell and wife, Susan C. Mitchell

Grantor's Mailing Address (including county): P.O. Box 2033, Baytown, TX 77522

Grantee: Harold Dean Womack

Grantee's Mailing Address (including county):

Consideration: TEN AND NO/100--(\$10.00)----DOLLARS, and other good and valuable considerations, the receipt of which is hereby fully acknowledged;

Handwritten: \$9, (2), TM, JWC
Large diagonal watermark: COPY ORIGINAL

Handwritten: 9, X

Handwritten: JWC

FILED
FEB 21 10 03 AM '90
Quita [Signature]
COUNTY CLERK
HARRIS COUNTY TEXAS

Property (including any improvements):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Reservations from and Exceptions to Conveyance and Warranty:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

COPY

UNOFFICIAL

EXHIBIT "A"

TRACT ONE:

Being a 1.00 acre tract of land lying and being situated in Lot One-B (1-B) of the Harvey Estate, as recorded in Volume 12, Page 28 of the Map Records of Harris County, Texas, said subdivision being located in the Meredith Duncan Survey, Abstract No. 17, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, being the Northwest corner of the aforementioned Lot One-B (1-B) of the Harvey Estate;
 THENCE North 79° 41' 46" East, following the Northerly line of the aforementioned Lot One-B (1-B) of the Harvey Estate, a distance of 178.75 feet to the Place of Beginning;
 THENCE North 79° 41' 46" East, continuing along the said line of Lot One-B (1-B) of the Harvey Estate, a distance of 247.82 feet to a point for corner;
 THENCE South 10° 12' 29" East, a distance of 177.07 feet to a point for corner;
 THENCE South 80° 18' 31" West, a distance of 247.83 feet to a point for corner;
 THENCE North 10° 12' 29" West, a distance of 174.42 feet to the Place of Beginning.

SAVE AND EXCEPT the South thirty (30) feet thereof conveyed by John W. Woodworth, Trustee to Harris County for road purposes in instrument dated November 26, 1984, filed for record in the Office of the County Clerk of Harris County, Texas, on December 27, 1984 under Clerk's File No(s). J-835959.

TRACT TWO:

Being a 1.00 acre tract of land lying and being situated in Lot One-B (1-B) of the Harvey Estate, as recorded in Volume 12, Page 28 of the Map Records of Harris County, Texas, said subdivision being located in the Meredith Duncan Survey, Abstract No. 17, Harris County, Texas, said tract being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod, being the Northwest corner of the aforementioned Lot One-B (1-B) of the Harvey Estate;
 THENCE North 79° 41' 46" East, following the Northerly line of the aforementioned Lot One-B (1-B) of the Harvey Estate, a distance of 426.57 feet to the Place of Beginning;
 THENCE North 79° 41' 46" East, continuing along the said line of Lot One-B (1-B) of the Harvey Estate, a distance of 244.21 feet to a point for corner;
 THENCE South 10° 12' 29" East, a distance of 179.68 feet to a point for corner;
 THENCE South 80° 18' 31" West, a distance of 244.22 feet to a point for corner;
 THENCE North 10° 12' 29" West, a distance of 177.07 feet to the Place of Beginning.

SAVE AND EXCEPT the South thirty (30) feet thereof conveyed by John W. Woodworth, Trustee to Harris County for road purposes in instrument dated November 26, 1984, filed for record in the Office of the County Clerk of Harris County, Texas, on December 27, 1984 under Clerk's File No(s). J-835959.

SUBJECT TO THE FOLLOWING:

1. Easement ten (10) feet in width along the North line of the herein described property, together with an aerial easement five (5) feet wide from a plane twenty (20) feet above the ground South of and adjacent thereto, as granted to Houston Lighting & Power Company, instrument filed for record in the Office of the County Clerk of Harris County, Texas, under Clerk's File No(s). D-371820.
2. Easement ten (10) feet in width across Lot Ten (10) together with an aerial easement five (5) feet wide from a plane twenty (20) feet above the ground on both sides of and adjacent thereto, as granted to Houston Lighting & Power Company, in instrument filed for record in the Office of the County Clerk of Harris County, Texas, under Clerk's File No(s). D-371820.
3. Reservation of oil, gas and mineral interest in Deed from John W. Woodworth, Trustee to Grantors herein recorded in the Office of the County Clerk of Harris County, Texas.
4. This Conveyance is subject to all building and use restrictions in Deed from John W. Woodworth, Trustee to Grantors herein recorded in the Office of the County Clerk of Harris County, Texas.

W.W.M.
 INITIAL

J.M.
 INITIAL

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.

William R. Mitchell
William R. Mitchell

Susan C. Mitchell
Susan C. Mitchell

NO 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 on

FEB 21 1990



Paula R. Anderson
COUNTY CLERK
HARRIS COUNTY, TEXAS

(Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the 27 day of December, 19 89, by William R. Mitchell and wife, Susan C. Mitchell.

Pauline D. Blante

Notary Public, State of Texas 6/12/93
Notary's name (printed):

Notary's commission expires: 6/12/93

(Corporate Acknowledgment)

STATE OF TEXAS
COUNTY OF

This instrument was acknowledged before me on the _____ day of _____, 19 _____, by _____ of _____ a _____ corporation, on behalf of said corporation.

RECORDER'S MEMORANDUM
ALL BLACKOUTS, ADDITIONS AND CHANGES WERE PRESENT AT THE TIME THE INSTRUMENT WAS FILED AND RECORDED.

Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

AFTER RECORDING RETURN TO:

Harold Dean Womack
C/O Archway Construction
P.O. Box 974
Crosby, TX 77532

PREPARED IN THE LAW OFFICE OF:

Minor & Jester

RETURN TO: 89100274 York / Renic
HOUSTON TITLE CO.
1800 St. James Pl., Suite 400
Houston, TX 77056