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500-01-1551

REAL PROPERTY RECORDS

8756675

GENERAL WARRANTY DEED

THE STATE OF TEXAS           §  
COUNTY OF MONTGOMERY       §       KNOW ALL MEN BY THESE PRESENTS:  
                                  §

THAT SOUTHERN PINES, INC., a Texas corporation, acting herein by and through its duly elected and authorized officers, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by J. E. LOWE, the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said J. E. LOWE, whose mailing address is P. O. Box 2605, Conroe, Texas, 77305, of Montgomery County, Texas, all that certain tract or parcel of land, together with all improvements thereon, lying and being situated in Montgomery County, Texas, described as follows, to-wit:

BEING 5.049 acres of land, also known as Lot No. Eighteen (18), of SOUTHERN PINES, an unrecorded subdivision, and being out of and a part of the T. & N. O. R.R. SURVEY NO. 12, recorded as the J. F. SPRINGFIELD SURVEY, ABSTRACT NO. 749, in Montgomery County, Texas, and also being a part of that certain 185.00 acre tract described in Deed from M. H. Kaplan, aka Morris H. Kaplan, Trustee, to Henderson, Winston & Co., Inc., dated June 6, 1977, recorded in Volume 972, Page 724, Montgomery County Deed Records; said 5.049 acres being more fully described by metes and bounds on EXHIBIT "A", attached hereto and made a part hereof for all purposes.

This conveyance is specifically made and accepted SUBJECT TO the following:

(1) Fifteen (15) foot road and utility easement traversing the EAST SIDE of the herein described premises, as shown on subdivision plat of SOUTHERN PINES dated November 17, 1977, prepared by Dale L. Olson, R.P.S. #1753.

(2) Ten (10) foot utility easement along and parallel to both sides of all designated streets and roadways, said easement to commence at the street or roadway line and extend ten (10) feet into each lot, as the same is recorded in Volume 1054, Page 396 of the Deed Records of Montgomery County, Texas.

(3) Restrictions of SOUTHERN PINES, attached hereto as EXHIBIT "B", and made a part hereof for all purposes.

This conveyance is made and accepted SUBJECT TO any and all valid covenants, restrictions, easements, roadways, and

outstanding mineral and/or royalty interest in the oil, gas and other minerals, and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of Montgomery County, Texas, but only to the extent they are still in force and effect.

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 J. E. LOWE, his heirs and assigns, forever; and Southern Pines, Inc. does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the said premises unto the said J. E. LOWE, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

This Deed is given in compliance and fulfillment of that certain Contract for Deed dated April 29, 1981, by and between SOUTHERN PINES, INC., as Seller, and J. E. LOWE, as Purchaser.

WITNESS THE SIGNATURE AND SEAL OF Southern Pines, Inc., on this the 14th day of September, 1987.

SOUTHERN PINES, INC.

BY:

John R. Winston, Jr.  
President

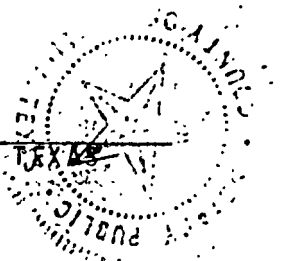
THE STATE OF TEXAS §

COUNTY OF ANGELINA §

This instrument was acknowledged before me this 14th day of September, 1987, by JOHN R. WINSTON, JR., as President of Southern Pines, Inc., a corporation, on behalf of said corporation.

Susan Bakk  
NOTARY PUBLIC, STATE OF TEXAS

SUSAN BAKK  
4/27/91



When recorded, return to:  
Mr. J. E. Lowe  
P. O. Box 2605  
Conroe, Texas 77305

## EXHIBIT "A"

BEING 5.049 acres of land, also known as Lot No. Eighteen (18), of SOUTHERN PINES, an unrecorded subdivision, and being out of and a part of the T. & N. O. R.R. SURVEY NO. 12, recorded as the J. F. SPRINGFIELD SURVEY, ABSTRACT NO. 749, in Montgomery County, Texas, and also being a part of that certain 185.00 acre tract described in Deed from M. H. Kaplan, aka Morris H. Kaplan, Trustee, to Henderson, Winston & Co., Inc., dated June 6, 1977, recorded in Volume 972, Page 724 of the Montgomery County Deed Records: said 5.049 acres being more fully described by metes and bounds as follows:

COMMENCING at a concrete monument stamped "C. P. & F." found at the Northwest corner of the before mentioned T. & N. O. R.R. SURVEY NO. 12, the Northwest corner of the before mentioned J. F. SPRINGFIELD SURVEY, the Northwest corner of the said 185.00 acre tract.

THENCE with the West line of the said T. & N. O. R.R. SURVEY NO. 12, the West line of the J. F. SPRINGFIELD SURVEY, the West line of the said 185.00 acre tract, South 0 degree 12 minutes 52 seconds East, 2,481.43 feet to a concrete monument found at the Southwest corner of the said T. & N. O. R. R. SURVEY NO. 12, the southwest corner of the said 185.00 acre tract;

THENCE With the South line of the said T. & N. O. R. R. SURVEY NO. 12, the South line of the 185.00 acre tract, North 89 degrees 57 minutes 00 seconds East, 1645.50 feet to an iron rod set;

THENCE North 0 degrees 41 minutes 05 seconds West, 872.00 feet to an iron rod set for the POINT OF BEGINNING, the southwest corner of this tract;

THENCE North 0 degrees 41 minutes 05 seconds West, 242.50 feet to an iron rod set for the Northwest corner of this tract;

THENCE South 88 degrees 48 minutes 05 seconds East, 873.58 feet to a point in the center of a 30 foot roadway easement for the Northeast corner of this tract, from which an iron rod set for reference in the west line of the said 30 foot roadway easement bears North 88 degrees 48 minutes 05 seconds West, 15.71 feet;

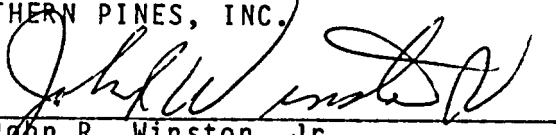
THENCE with the center of the said 30 foot roadway easement South 16 degrees 08 minutes 19 seconds East, 253.90 feet to a point for the Southeast corner of this tract from which an iron rod set for reference in the west line of the said 30 foot roadway easement bears North 88 degrees 48 minutes West, 15.71 feet;

THENCE North 88 degrees 48 minutes 05 seconds West, 941.28 feet to the POINT OF BEGINNING, containing 5.049 acres of land, subject to the aforementioned 30 foot roadway esement along the East line of the herein described tract.

SIGNED FOR IDENTIFICATION:

SOUTHERN PINES, INC.

BY:

  
John R. Winston, Jr.,  
President

CC

EXHIBIT "B"

RESTRICTIVE COVENANTS

1. The premises herein conveyed shall be used only for residential occupancy and not for any business or commercial purpose.
2. All lodges or homes must contain inside plumbing and have septic tanks. No outdoor privies or open cesspools may be constructed on said lot or lots.
3. No obnoxious or offensive activities shall be carried on upon said lot or lots, nor shall anything be done thereon which may be or become an annoyance or a nuisance to the neighborhood.
4. No trash, ashes or other refuse may be thrown or dumped on any vacant lot or lots in said subdivision.
5. Enforcement shall be proceedings in law or equity against any person or persons violating or attempting to violate any restriction and/or covenant, either to restrain or violation to recover damages.
6. Invalidation of one of these restrictions and/or covenants by judgment or a Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
7. No timber shall be cut and sold off the land unless over 15 inches in diameter and proceeds therefrom shall be applied to the note.
8. Purchaser may dispose of timber for building sites and gardens, but must leave ample trees for shade over tract.
9. Iron ore top soil or clay shall not be mined or sold until land is paid for in full.
10. Mobile homes and residences must be set back a minimum of 60 feet from roads and must be underpinned.
11. Purchaser may have pets, horses and cows, but not commercial feed lots or hogs.
12. A perpetual easement, of a width no wider than fifteen (15') feet, is reserved along all property lines in order to install, maintain, convey and repair utilities to and for said tract and for other tracts of land owned by Seller.

FILED FOR RECORD

1987 DEC 18 PM 3:31

*Roy Harris*

STATE OF TEXAS )  
COUNTY OF MONTGOMERY )  
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  
Montgomery County, Texas

DEC 18 1987



*Roy Harris*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS