

7710693
STATE OF TEXAS

.VOL 985 PAGE 521

DEEDS

COUNTY OF MONTGOMERY

KNOW ALL MEN BY THESE PRESENTS:
X

That JAYCEN DEVELOPMENT, INC., a corporation duly incorporated and doing business under the laws of the State of Texas, acting herein by and through its Vice President, E. L. OVERBY, of Waller County, Texas, hereinafter called "Grantor", for and in consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid by E. E. HUMBERG and wife, LENORE HUMBERG, of the County of Harris, State of Texas, the receipt of which is hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto the said E. E. HUMBERG and wife, LENORE HUMBERG, the following described tracts of land, to-wit:

TRACT NO. 1: BEING all that certain tract or parcel of land in Montgomery County, Texas, out of the D. C. Dickson Survey, A-180, being Lot No. Two (2), Section Four (4) of WOODLAND LAKES SUBDIVISION (unrecorded) and described by metes and bounds as follows:
START: At the N. E. corner of said Woodland Lakes Subdivision, Section 4, same being also the N. E. corner of a 29.5249 acre tract described in Deed from M. M. Sands to Mrs. Annie E. Thompson dated June 23, 1932, and recorded in Vol. 145, Page 292 of the Deed Records of Montgomery County, Texas, said beginning point being situated S 89° 25' W, 764.62 feet and S 0° 13' 23" W, 874.65 feet from the N. E. corner of said D. C. Dickson Survey on the West line of Woodland Lakes, Section 1, a subdivision in the D. C. Dickson Survey, plat of which is found of record in Volume 5, Page 251 of the Map Records of Montgomery County, Texas;
THENCE: S 0° 13' 23" W with the dividing line between said Woodland Lakes, Section 1, and the Annie E. Thompson 29.5249 acres, 973.65 feet to the N. E. and beginning corner of the herein described tract;
THENCE: N 89° 46' 25" W, 100 feet to the N. W. corner;
THENCE: S 0° 13' 23" W, 110.48 feet to the S. W. corner;
THENCE: S 89° 46' 25" E, 100 feet to the S. E. corner;
THENCE: N 0° 13' 23" E along the dividing line of Woodland Lakes, Section 1, and the Annie E. Thompson, 29.5249 acres, 110.48 feet to the Place of Beginning, containing 11,048 sq. ft. of land.

TRACT NO. 2: BEING all that certain tract or parcel of land in Montgomery County, Texas, out of the D. C. Dickson Survey, A-180, being Lot No. Three (3), Section Four (4) of WOODLAND LAKES SUBDIVISION (unrecorded) and described by metes and bounds as follows:
START: At the N. E. corner of said Woodland Lakes Subdivision, Section 4, same being also the N. E. corner of a 29.5249 acre tract described in Deed from M. M. Sands to Mrs. Annie E. Thompson dated June 23, 1932, and recorded in Vol. 145, Page 292 of the Deed Records of Montgomery County, Texas, said beginning point being situated S 89° 25' W, 764.62 ft. and S 0° 13' 23" W, 874.65 ft. from the N. E. corner of said

D. C. Dickson Survey on the West line of Woodland Lakes, Section One (1), a subdivision in the D. C. Dickson Survey, plat of which is found of record in Volume 5, Page 251 of the Map Records of Montgomery County, Texas. THENCE: S 0° 13' 23" W, with the dividing line between said Woodland Lakes, Section 1, and the Annie E. Thompson 29.5249 acres, 863.65 feet for the N. E. and beginning corner of the herein described tract; THENCE: N 89° 46' 25" W, 100 feet to the N. W. corner; THENCE: S 0° 13' 23" W, 110 feet to the S. W. corner; THENCE: S 89° 46' 25" E, 100 feet to the S. E. corner; THENCE: N 0° 13' 23" E along the dividing line of Woodland Lakes, Section 1, and the Annie E. Thompson 29.5249 acres, 110 feet to the Place of Beginning, containing 11,000 sq. ft. of land.

RESERVATIONS AND EXCEPTIONS

There is hereby reserved to the Grantor, its successors and assigns forever, all of the oil, gas and other minerals in and under the above described of land.

In addition to the above described reservation, there is hereby excepted from the conveyance of the above described tract of land and the same made subject to, all those reservations, restrictions, covenants, easements, dedications and agreements as recorded in Volume 602, Page 162 of the Deed Records of County Clerk of Montgomery County, Texas.

As a covenant running with the land, it is expressly agreed by the Grantees hereto that for the purpose of maintaining, repairing and improving such parks, lakes and roads that the Grantees agree to pay to WOODLAND LAKES CIVIC CLUB, a maintenance fee of Three Dollars (\$3.00) per month per lot (or such other additional fees that may be prescribed by the Board of Directors of said CIVIC CLUB as necessary to defray any unforeseen costs that may be incurred in the future); which charge shall constitute a first and superior line upon the lot upon which charge is imposed; provided, however, that each such lien shall be specifically made secondary, subordinate and inferior to or in the instance and request of the owner of any such lot to secure the payment of monies advanced or to be advanced on such lot and provided that as a condition precedent to any proceeding to enforce such lien upon any lot upon which there is a line, the beneficiary shall give the holder of such first mortgage lien sixty (60) days written notice to such proposed action.

TO HAVE AND TO HOLD, the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging to the said Grantees, their heirs and assigns, forever; and the Grantor does hereby bind itself, its successors, assigns and legal representatives to Warrant and Forever Defend, all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

IN WITNESS whereof, JAYCEN DEVELOPMENT, INC. aforesaid, has caused these presents to be executed by its Vice President,

E. L. OVERBY, thereunto authorized by the By-Laws of the JAYCEN DEVELOPMENT, INC.

EXECUTED at Waller, Texas, this the 28th day of June, 1976.

JAYCEN DEVELOPMENT, INC.

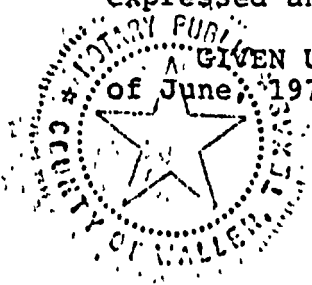
BY: E. L. Overby
E. L. OVERBY, Vice President



STATE OF TEXAS X
COUNTY OF WALLER X

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared E. L. OVERBY, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act and deed of the said JAYCEN DEVELOPMENT, INC., a corporation, and that he executed the same as the act of said corporation, and for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of June, 1976.



Carol Joseph
Notary Public in and for
Waller County, Texas

FILED FOR RECORD
AT 11 O'CLOCK A.M.

APR 8 1977

ROY HARRIS, Clerk
County Court, Montgomery Co., Tex.
By Bebbie Walker Deputy