

9147118

750-01-1753

LEGAL PROPERTY RECORDS

?  
20m  
Q

WARRANTY DEED

DATE: October 10, 1991

GRANTOR: Ralph Rose and wife Doris Rose

GRANTOR'S MAILING ADDRESS: 12718 Fern Forest  
(including county) Houston, Texas 77044  
Harris County

GRANTEE: Edward Joe Muskiet, Jr.

GRANTEE'S MAILING ADDRESS: Rt 1 Box 400  
(including county) Splendora, Texas 77372  
Montgomery County

CONSIDERATION: Ten (\$10.00) and no/100 dollars, and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY: BEING 3.33 acres of land out of and a part of the James Taylor Survey, Abstract No. 553, Montgomery County, Texas, also a part of a 140.64 acre tract described in partition Deed to F. M. Creighton recorded in Volume 615, Page 533, Deed Records, Montgomery County, Texas, and being more particularly described by metes and bounds hereto attached in Exhibit "A".

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

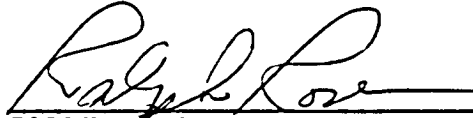
GRANTEE assumes payment of all taxes for current and subsequent years.

THIS conveyance is made subject to all restrictive covenants and easements of record affecting the property described herein.

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

750-01-1754

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.

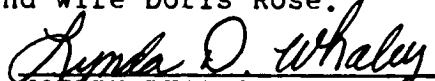
  
RALPH ROSE

  
DORIS ROSE

ACKNOWLEDGMENT

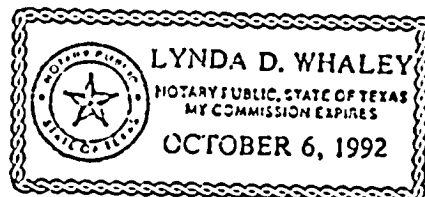
STATE OF TEXAS  
COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 10th day of October, 1991, by Ralph Rose and wife Doris Rose.

  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PREPARED IN THE LAW OFFICE OF:

Patrick G. Hubbard  
24551 Loop 494  
Suite 104  
Kingwood, Texas 77339  
(713) 358-7035



AFTER RECORDING RETURN TO:

Edward Joe Muskiet, Jr.  
Rt 1 Box 400  
Splendora, Texas 77372

warranty.1

750-01-1755

EXHIBIT "A"

BEGINNING at an iron stake for corner which is set at a point S 0° 24' E 898.6 ft. and S 89° 32' W 845.9 ft. from the NE corner of above mentioned 140.64 acre tract and this stake being the beginning point of herein described 3.33 acre tract;

THENCE: N 0° 24' W 362.4 ft. to an iron stake for corner set in the south line of a 60 ft. roadway;

THENCE: N 89° 32' W 400 ft. along the south line of 60 ft. roadway to a stake for corner;

THENCE: S 0° 24' E 362.4 ft. to an iron stake for corner;

THENCE: S 89° 32' W 400 ft. to an iron stake, the Place of Beginning and containing 3.33 acres of land.

SAVE and EXCEPT from the property above described all of the oil, gas and other mineral sin, on, under or that may be produced from the property above described and in addition, this conveyance is made and accepted subject to all mineral and/or royalty reservations, conveyances, and leases heretofore made by the predecessors-in-title of the Grantor and now of record pertaining to the property above described.

This conveyance is made and accepted subject to the following restrictive covenants which shall run with the land:

1. Any dwelling house situated on this property shall be of new construction, and shall contain not less than 700 square feet of floor space exclusive of open porches and garages.
2. Any building situated on the property must be kept in a good state of repair and completed with at least two coats of good quality exterior paint or must be of brick or masonry construction.

Grantors do not warrant payment of ad valorem taxes accruing after the calendar year, 1968.

FILED FOR RECORD  
OCT 14 1991  
*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

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 herein by me and was duly RECORDED  
in the official Public Records of Real Property of  
Montgomery County, Texas.

OCT 14 1991



*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS