

NOTICE

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013-01-0711

WARRANTY DEED
(LONG FORM)

REAL PROPERTY RECORDS

8011429

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

} KNOW ALL MEN BY THESE PRESENTS:

That WE, FRANK MORRIS CREIGHTON and GERALD J. CREIGHTON, JR.,

of the County of Montgomery and State of Texas, for and in consideration of the sum of -----\$10.00-----
-----Ten and No/100-----DOLLARS
and other valuable consideration to the undersigned paid by the grantees herein named, the receipt of which is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto

CURTIS ROSE and wife, CAROLYN ROSE,

of the County of Harris and State of Texas, all of
the following described real property in Montgomery County, Texas, to-wit:

BEING 3.43 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 as follows, to-wit:

013-01-0712

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 1245.9 ft. from the NE corner of above mentioned 140.64 acre tract and this stake being the beginning point of herein described 3.43 acre tract;

THENCE: S 89° 32' W 421.3 ft. to a stake for corner set in the east boundary of a 60 ft. roadway;

THENCE: N 02° 27' E 362.8 ft. to a stake for corner set in the south line of a 60 ft. roadway;

THENCE: N 89° 32' E and along south line of road, 403.3 ft. to an iron stake for corner set in the south line of 60 ft. roadway;

THENCE: S 0° 24' E 362.4 ft. to the Place of Beginning and containing 3.43 acres of land.

SAVE AND EXCEPT from the property above described, all of the oil, gas and other minerals in, on, under or that may be produced from said property, and 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.

Further, the property above described is made and accepted subject to the following restrictive covenants which shall run with the land:

1. Dwelling houses situated on the property above described shall contain not less than 700 square feet of floor space, exclusive of porches and garages, and all residences and other buildings must be kept in good repair and completed with two coats of good quality exterior paint.
2. Grantees shall not maintain hogs, goats or any other obnoxious animals on the property nor maintain animals nor fowls for commercial purposes or in commercial quantities.

GRANTOR DOES NOT WARRANT PAYMENT OF AD VALOREM TAXES ACCRUING AFTER THE CALENDAR YEAR, 1968.

013-01-0514

013-01-0713

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 grantees, their heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 17th day of MARCH, A. D. 19 80.

Frank Morris Creighton
FRANK MORRIS CREIGHTON
Gerald J. Creighton, Jr.
GERALD J. CREIGHTON, JR.

FILED FOR RECORD

1980 APR -3 AM 10:15

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in File Number 5-444 on the date and at the time stipulated herein by me, and was duly RECORDED in the Official Public Records of Real Property of Montgomery County, Texas

APR 3 1980



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

(Acknowledgment)

THE STATE OF TEXAS }
COUNTY OF MONTGOMERY }

Before me, the undersigned authority, on this day personally appeared

FRANK MORRIS CREIGHTON and GERALD J. CREIGHTON, JR.

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

17th day of MARCH, A. D. 19 80.

Jo Anne Edgmon
Notary Public in and for Montgomery County, Texas.

My commission expires 8/31/80, 19.....

JO ANNE EDGMON

(Printed or stamped name of notary)

