

24613 9

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only
To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

7928319

V.L. 1148, 210

WARRANTY DEED
(LONG FORM)

DEEDS

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

} KNOW ALL MEN BY THESE PRESENTS:

That C & J CORPORATION OF CONROE, TEXAS, acting by and through its duly authorized officers,

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

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto
FAYE GATES WILKINS, as her own separate property and estate,
of the County of Smith and State of Texas, all of
the following described real property in Montgomery County, Texas, to-wit:

BEING 4.1 acres of land in the Wm. Hobday Survey, Abstract No. 285, Montgomery County, Texas, and a part of a 45.75 acre tract conveyed O. A. Reaves described in Volume 645, Page 387, Deed Records, Montgomery County, Texas, and more fully described as follows:

BEGINNING at an iron pipe in the east line of the 45.75 acre tract, being S 0° 02' W, 405.9 ft. from its northeast corner;

VOL 1148 PAGE 211

THENCE: S 0° 02' W, 412.7 ft. to an iron pipe in the 45.75 acre east line;

THENCE: S 57° 56' W, 383.8 ft. to an iron pipe in the north line of F. M. 2432;

THENCE: N 32° 04' W, along road, 330.0 ft. to an iron pipe for corner;

THENCE: N 56° 04' E, 596.2 ft. to the Place of Beginning and containing 4.1 acres of land.

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

This property is made and accepted subject to the following restrictive covenants which shall run with the land and shall be in effect for a period of 25 years:

1. This property shall not be used for the maintenance of hogs, goats or other obnoxious animals nor for the purpose of maintenance of animals or fowls for commercial purposes or in commercial quantities.

2. No residence shall be constructed or used on the property unless it contains 600 square feet of living area, exclusive of porches and garages, and all frame buildings erected on the property shall have at least two coats of good quality exterior paint on all walls.

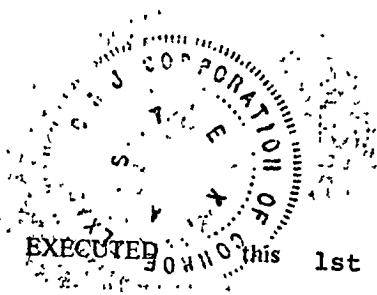
Grantor does not warrant payment of ad valorem taxes accruing after the calendar year 1969.

The Grantee herein, Faye Gates Wilkins, is one and the same person as Faye Gates awarded this property in Cause No. 28,267, District Court of Montgomery County, Texas.

1000310

1113 711

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 grantee her heirs and assigns forever; Grantor does successors and assigns, and / ~~do~~ hereby bind itself, its/ ~~successors and assigns~~ to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee her heirs and assigns, against every person whomsoever law fully claiming or to claim the same or any part thereof.



EXECUTED ON THIS 1st day of JUNE, A. D. 1979.

ATTEST: BY: Jule Puckett Secretary C & J CORPORATION OF CONROE, TEXAS BY: Ruth Reaves Ruth Reaves, President

(Acknowledgment)

THE STATE OF TEXAS } COUNTY OF }

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

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that . . . he . . . executed the same for the purposes and consideration therein expressed

Given under my hand and seal of office on this the day of, A. D. 19

Notary Public in and for County, Texas

0900
19-325

VOL 1148 PAGE 213
(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

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

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19

Notary Public in and for _____ County, Texas.

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF

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

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, A. D. 19

Notary Public in and for _____ County, Texas.

7928319

WARRANTY DEED
(Long Form)

C & J CORPORATION OF CONROE

TO
4101 02

FAYE GATES WILKINS

PREPARED IN THE LAW OFFICE OF:

PLEASE RETURN TO:
Mrs. Faye Gates Wilkins
c/o Glover Tunnell Realty Co.
206 East Houston Street
Tyler, Texas 75702

(Corporate acknowledgment)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

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

President of C & J CORPORATION OF CONROE, TEXAS

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the 1st day of June, A. D. 1979.

Notary Public in and for MONTGOMERY County, Texas.

JO ANNE EDGMON
Deputy