

THE STATE OF TEXAS
 COUNTY OF LIBERTY

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5023

KNOW ALL MEN BY THESE PRESENTS:

Individually and as Independent Executor of the Will and Estate of RUTH D. MCGINTY, THAT MILTON B. MCGINTY/of Harris County, Texas, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, AND THE FURTHER CONSIDERATION that said Grantee has executed his promissory note, of even date herewith in the principal sum of NINETEEN THOUSAND FIVE HUNDRED FORTY SIX AND 70/100 (\$19,546.70) DOLLARS payable to the order of MILTON B. MCGINTY, bearing interest at the rate of seven and one-half per cent (7 1/2%) per annum from date until maturity, past due principal and interest to bear ten (10%) per cent per annum from date of maturity until paid, which note is due and payable as therein specified;

Said Note containing the usual provisions for acceleration of maturity and for ten (10%) per cent attorneys fees and being secured by a vendor's lien herein and hereby expressly retained in favor of the holder of said note on the property hereinafter described, and also by a Deed of Trust of even date herewith to VINCENT BUSTAMANTE, TRUSTEE, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto CHARLES E. VINSON of Harris County, Texas, with the covenants and conditions hereinafter stated.

DESCRIPTION OF PROPERTY CONTAINED ON RIDER MARKED EXHIBIT
 "A" ATTACHED HERETO AND MADE A PART HEREOF

This conveyance is made subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in hereinabove mentioned County and State, and to all zoning laws and regulations of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property. AND ALSO TO THE FOLLOWING:

- a) Easement as reflected in instrument recorded in Volume 309, Page 58 of the Deed Records of Liberty County, Texas.
- b) 1/2 mineral interest, the royalties, bonuses, rentals and all other rights in connection with said mineral rights, bonuses and rentals, described in instrument dated February 5, 1953, and recorded in Volume 382, Page 233 of the Deed Records of Liberty County, Texas.
- c) Mineral lease as reflected in instrument recorded in Volume 666, Page 689

of the Deed Records of Liberty County, Texas.

This conveyance is made subject to the Plan of Partial Releases as set out in the Deed of Trust of even date herewith from CHARLES E. VINSON as Grantor to VINCENT BUSTAMANTE, TRUSTEE.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging, unto the said Grantee above named, his heirs and assigns forever. And I do hereby bind myself, my heirs, executors and administrators, to WARRANT AND FOREVER DEFEND the title to said property unto the said Grantee above named his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. But the above conveyance is subject to the covenant, hereby made by Grantee, and the condition, that:

- 1. Any landholders presently using the roadway on the above described property shall continue to have free and open access to their property.

Such covenant and condition to be binding upon and to be observed by the Grantee herein, as well as his successors and assigns, and to run in favor of and be enforceable by any such landholders.

But it is expressly agreed and stipulated that a vendor's lien is created herein in favor of MILTON B. McGINTY and said MILTON B. McGINTY will hold superior title in and to the above described property, premises and improvements, and the title in the Grantee will not become absolute until the above described \$19,546.70 note, together with all renewals and extensions thereof, and all interest and other charges therein stipulated, are fully paid, according to the face and effect and reading thereof, when this Deed shall become absolute.

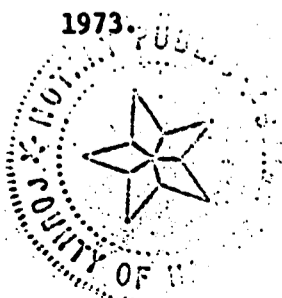
EXECUTED this the 2nd day of MAY, A.D., 1973.

Milton B. McGinty
MILTON B. McGINTY, Individually and as Independent Executor of the Will and Estate of RUTH D. McGINTY

THE STATE OF TEXAS X
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COUNTY OF HARRIS X

BEFORE ME, the undersigned authority, on this day personally appeared Individually and as Independent Executor of the Will and Estate of RUTH D. McGINTY MILTON B. McGINTY, 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, and in the capacity therein stated.

GIVEN under my hand and seal of office, this the 2d day of MAY, A.D.,



John L. Smith
Notary Public in and for HARRIS County, Texas

EXHIBIT "A"

28.914 ACRES OF LAND OUT OF AND A PART OF A
54.2 ACRE TRACT IN THE ANN HOLHOUSEN LEAGUE,
LIBERTY COUNTY, TEXAS.

BEGINNING at a Pine knot stake found and old Tie rod found in a fence corner for an inside corner of a tract of the Friendswood Development Company's and being the Northeast corner of the said 54.2 acre tract and being the Northeast and beginning corner of the tract of land herein described;

THENCE S 00°30'W 1243.30 feet along and with an old marked line and Yellow painted line to a Pine knot stake(old) found and a 3/8" iron rod stake found in a fence corner for the Southeast corner of the said 54.2 acre tract and being the Southeast corner of the tract of land herein described and being the Northeast corner of a tract of Johnny Turner's;

THENCE N 89°30'W 1,004.58 feet along and with an old fence line and marked line to a 3/8" iron rod stake found in the same for the Southwest corner of the tract of land herein described;

THENCE N 00°30'E 631.10 feet to a point in the South margin of a 60 foot wide graded road for the Northeast corner of a tract heretofore conveyed from the said 54.2 acre tract and being an inside corner of the tract of land herein described;

THENCE N 89°30'W 816.50 feet to a point in the intersection of a 40 foot wide County road for the most Western Southwest corner of the tract of land herein described;

THENCE N 00°30'E 60.0 feet to a point in the centerline of said County Road for the most Western Northwest corner of the tract of land herein described;

THENCE S 89°30'E 880.03 feet along and with the North margin of the said 60 foot wide graded road to a 1/2" iron rod stake set in the same for the Southeast corner of a tract of land heretofore conveyed from the said 54.2 acre tract and being an inside corner of the tract of land herein described;

THENCE N 00°30'E 612.80 feet along and with a new fence line to a 3/8" iron rod stake found in the North line of the said 54.2 acre tract and in the South line of a tract of the Friendswood Development Company's for the most Northern Northwest corner of the tract of land herein described;

THENCE N 89°30'E 941.05 feet along and with a fence line and marked line to the place of beginning and containing 28.914 acres of land(1.813 acres in the said 60 foot wide road) out of and a part of a 54.2 acre tract of land as described in a deed from Foster Lumber Company to Arthur G. Power, dated August 8, 1926 and recorded in Volume 137, page 325 of the deed records of Liberty County, Texas, said 60 foot road is in fact a 50 foot road and 10 foot utility easement.

FILED FOR RECORD

This the 4 day of May

A.D. 1973 at 3 O'clock P. M.
LELA MAE CATCHINGS

County Clerk, Liberty County, Texas

By Helen Matthews Deputy

STATE OF TEXAS
COUNTY OF LIBERTY

I, LELA MAE CATCHINGS, hereby certify that this instrument was filed on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Liberty County, Texas, as stamped hereon by me, on



MAY 7 1973
Lela Mae Catchings
COUNTY CLERK
LIBERTY COUNTY, TEXAS