

17443
WARRANTY DEED

3624B
VOL. 928 PAGE 267

Date: SEPTEMBER 18, 1991

Grantor: EARL L. WALTON and wife, GENEVIEVE LOUISE BERNARD WALTON

Grantor's Mailing Address (including county):
473 W. Walton
Lumberton, Hardin County, Texas 77656

Grantee: GLORIA GAYE WALTON LUTRICK, as her seperate property

Grantee's Mailing Address (including County):
3590 Creekwood
Lumberton, Hardin County, Texas 77656

Consideration: Valuable consideration for the transfer of this property is the execution of a General Warranty Deed as part of a divorce agreement between the Grantor, Earl L. Walton and his former wife, Betty Jean Walton, who on the 29 day of January, 1974 executed a General Warranty Deed (vol 627, page 627, Deed Records, Hardin County, Texas) to this property to Earl L. Walton. Grantor, Earl L. Walton transferred equitable title to portions of this property on January 29, 1974 to his children, Donna Earlene Walton, Grace Faye Walton and Gloria Gaye Walton and now transfers legal title to this Grantee and her siblings in deeds made even date to complete the property transfer.

Property (including any improvements):

Being out of a tract transferred to Earl L. Walton et ux by J. D. Walton and his wife, Hattie Walton, recorded in vol 340, page 169 of the Deed records of Hardin County, Texas; and being out of the same the same land described in a deed from Betty Jean Walton to Earl L. Walton, dated January 29, 1974 and recorded recorded in vol. 627, page 627 of the Deed Records of Hardin County, Texas and being more particularly described as follows:

Being 2.241 acres of land, more or less, out of and a part of the Earl L. Walton et ux 5.860 acre tract of land out of the J. D. Walton 27.96 acre tract of land in the A. Lancaster Survey, Abstract No. 36 in Hardin County, Texas.

BEGINNING at an old 1" iron pipe for the southeast corner of said 5.860 acre tract and being in the east line of said 27.96 acre tract;

THENCE NORTH with the east line of said tract a distance of 181.26 feet to an iron rod for corner;

THENCE NORTH 84° 28' 10" West a distance of 541.11 feet to an iron rod for corner in the west line of said tract;

THENCE SOUTH with the west line of said tract a distance of 181.26 feet to a 1/2" galvanized pipe for the southwest corner of said 5.860 acre tract;

THENCE South 84° 28' 10" East with the south line of said 5.860 acre tract a distance of 541.11 feet to the place of Beginning.

Said tract of land herein described contains 2.241 acres of land, more or less.

There is also herein conveyed an access or roadway easement of 30 feet in width that is adjacent to and parallel to the east line of said 5.860 acre tract and runs from the north line of said 5.860 acre tract South to the north line of the tract of land herein described and said easement is to remain open and unobstructed at all times in order to provide access to this tract of land.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is:

SUBJECT to any and all prior reservations and/or conveyances of the oil, gas and minerals in, on or under the above described land.

SUBJECT to any and all rights-of way and /or easements for roads and/ or utilities on, over and across the above described lands.

SUBJECT to all valid and subsisting covenants, conditions, reservations (including mineral reservations), restrictions and easements of record which are applicable to the property herein conveyed.

Grantors exclude any and all obvious encroachments and easements previously given from warranty.

GRANTORS, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey 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. Grantors bind Grantors and Grantors' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and 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

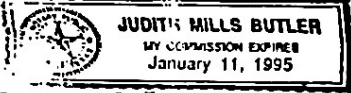
conveyance and warranty. Grantee is to have immediate possession of all the conveyed property and the improvements thereon. (When the context requires, singular nouns and pronouns include the plural.)

Earl L. Walton
EARL L. WALTON

Genevieve Louise Bernard Walton
GENEVIEVE LOUISE BERNARD WALTON

State of Texas
County of Hardin

This instrument was acknowledged before me on the 18th day of SEPTEMBER, 1991 by EARL L. WALTON.



Judith Mills Butler
NOTARY PUBLIC

State of Texas
County of Hardin

This instrument was acknowledged before me on the 18th day of SEPTEMBER, 1991 by GENEVIEVE LOUISE BERNARD WALTON.



Judith Mills Butler
NOTARY PUBLIC

FILED FOR RECORD

91 SEP 18 PH 2:27

LEE HATTON
COUNTY CLERK
HARDIN COUNTY, TEXAS
BY *Sherry Cook*

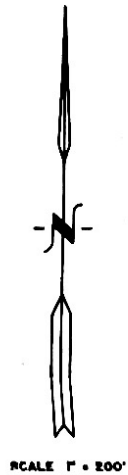
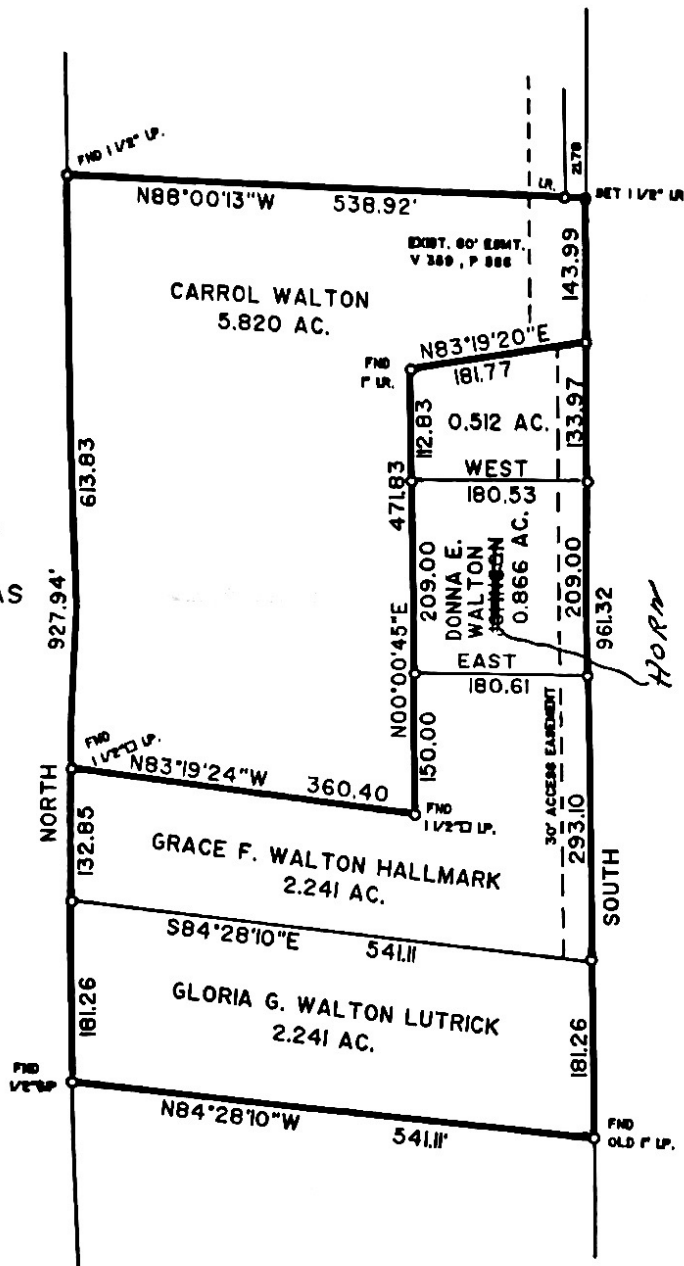
STATE OF TEXAS COUNTY OF HARDIN
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Hardin County Texas, on

SEP 19 1991



Lee Hatton
COUNTY CLERK
HARDIN CO., TEXAS

A. LANCASTER SURVEY
 ABSTRACT 36
 HARDIN COUNTY, TEXAS



EARL L. WALTON ET UX 5.860 AC.
 OUT OF J. D. WALTON 27.96 AC.
 Deed Vol. 101, Pg. 636 D.R.

SURVEYORS CERTIFICATE

I, JAMES A. SKINNER, HEREBY CERTIFY THAT THIS IS AN ACCURATE PLAT OF EARL L. WALTON ET UX 5.860 ACRE TRACT OF LAND AND THE DIVISION OF SAME AS SHOWN HEREON, IN THE A. LANCASTER SURVEY, ABSTRACT 36 IN HARDIN COUNTY, TEXAS AS SURVEYED UNDER MY SUPERVISION AND DIRECTION IN DECEMBER 1990.

James A. Skinner
 JAMES A. SKINNER
 R.P.L.S. NO. 1614

