

NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. 7-70-25M
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.

DEEDS

336924

WARRANTY DEED
(LONG FORM)

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

} KNOW ALL MEN BY THESE PRESENTS:

That GULF PORT REALTY COMPANY, INC., a Texas corporation,

of the County of Harris 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
MARY R. DAVIS, a widow,

of the County of Montgomery and State of Texas, all of

the following described real property in Montgomery County, Texas, to-wit:
The South 200 feet of Tract No. 243, Freeway Forest Section No. 4, a subdivision in Mont-
gomery County, Texas, according to the map thereof filed for record in the office of the
County Clerk of aforesaid county, Texas, less, save and except all oil, gas and other min-
erals.

201 1003

This conveyance is made subject to a reservation by Grantor, its' successors, heirs and assigns of (1) A 40 foot wide R.O.W easement for road and pipeline along Texas Illinois Natural Gas Pipeline Co. pipeline easement in John Cole Survey and Wm. Renfro Survey, Montgomery County, Texas, and (2) This conveyance shall be subject to all easements and restrictions shown on aforesaid mentioned map, and is subject, in all respects, to all valid and subsisting easements, reservations, right-of-ways and other restrictions, if any, affecting said land and premises as may appear from the Records in the office of the County Clerk of Montgomery County, Texas, to all of which reference is here made for further particularity, and (3) subject to reservation of all drainage and utility easements shown on map of aforesaid subdivisions, and (4) subject to reservation by Seller of all timber, until Buyers have paid 10% of total purchase price.

This conveyance shall be made subject to the following restrictions which shall be covenants running with the land:

Said tract shall be used for residential purposes only. A corner tract shall be deemed to front on the road on which it has the smallest frontage. All buildings must be kept back One Hundred (100) feet from the front property line of all tracts and ten (10) feet from the side property lines and Fifty (50) feet from side road lines and such buildings must face the front of the tract.

All residential buildings shall be completely finished on the exterior in brick, stucco, rock, shakes, or frame siding and two coats of paint within sixty (60) days after completion of construction or occupancy.

No building containing less than 400 square feet of floor space shall be erected nearer than 150 feet of the front property line and fifty (50) feet from the side road lines.

The aforesaid restrictions are for the mutual protection and benefit of all future owners in said subdivision and shall be considered as covenants running with the land and be binding upon all future owners, enforceable by any one of the land owners in said subdivision until January 1, 1975. Said restrictions shall automatically be extended thereafter until by vote of a majority of the property owners in said subdivision it is agreed to change said covenants.

In the event of a breach, or a threatened breach, of any of the restrictions contained herein, the Grantor herein, or any of the property owners in said Subdivision, may institute proceedings or such other and appropriate proceedings at law or in equity to stop or prevent such breach or threatened breach.

This deed is given in fulfillment of a contract dated October 3, 1966, and the Warranties herein given shall not extend beyond said date except as to acts of Grantor.

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; and it does hereby bind itself, its successors, heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, her heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

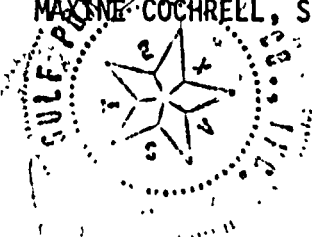
EXECUTED this 2nd day of May, A. D. 1973

Attest

GULF PORT REALTY COMPANY, INC.

by: Maxine Cochrell
MAXINE COCHRELL, Secretary

By: Frankie R. West
FRANKIE R. WEST, 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.

(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.

23697A

WARRANTY DEED
(Long Form)

GULF PORT REALTY COMPANY, INC.

TO

MARY R. DAVIS

PREPARED IN THE LAW OFFICE OF:

Eugene B. Wright
P. O. Box 192
Cleveland, Texas 77327

PLEASE RETURN TO:

250
Rt. 1, Box 2386
Splendora, Tx. 77372

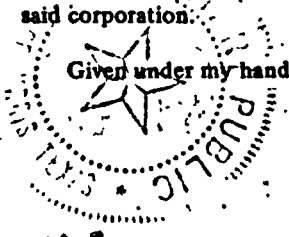
(Corporate acknowledgment)

THE STATE OF TEXAS }
COUNTY OF

Before me, the undersigned authority, on this day personally appeared FRANKIE R. WEST
President of GULF PORT REALTY COMPANY, INC.,

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 2nd day of May, A. D. 1973



Notary Public in and for _____ Harris County, Texas.
Filed for Record at _____ o'clock _____ M. _____ 1974
Clerk County Court, Montgomery Co., Texas-By _____ Deputy