

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

DOC #2022029379

**WARRANTY DEED**

THE STATE OF TEXAS            §  
  §  
COUNTY OF MONTGOMERY    §

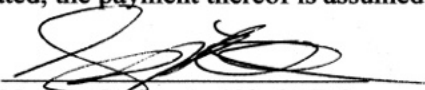
THAT THE UNDERSIGNED, Spring A (Clark) Fults, a single individual, residing at 1511 West Peach Ave, Eunice, Louisiana, 70535, hereinafter referred to as "Grantor," for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD, and CONVEYED, and by these presents does hereby GRANT, SELL, and CONVEY unto, Ericka Helmer, a single individual, residing at 16501 East Williams, Conroe, Texas, 77303, herein referred to as "Grantee," the real property described as follows, to-wit:

- 16501 East Williams Road, Conroe, TX 77303;
- A0529 - STEWART THOS G, TRACT 12-A, ACRES 1.107;
- Exhibit "A": a survey signed by Kenneth E. Savoy, dated July 29, 2014.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions, and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of Montgomery County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all the rights and appurtenances lawfully accompanying it, by the Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors, and/or assigns to WARRANT AND FOREVER DEFEND all the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors, and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, though, or under Grantor, but not otherwise.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

  
Name: Spring A. (Clark) Fults  
Address: 1511 West Peach Ave,  
              Eunice, Louisiana, 70535  
Title: Grantor

✓ Grantee's Address:  
16501 East Williams Road  
Conroe, TX 77303

*[Handwritten Signature]*

Date February 4 2022

Grantor's Signature  
Spring A (Clark) Fults  
1511 West Peach Ave,  
Eunice, Louisiana, 70535

In Witness Whereof,

*[Handwritten Signature]*  
Witness's Signature  
*[Handwritten Signature]*

Date February 4 2022

Name of Witness  
1830 W Laurel Ave  
Street Address  
Eunice, LA 70535  
City, State, Zip Code

*[Handwritten Signature]*

Date February 4 2022

Witness's Signature  
Lainey LeDoux  
Name of Witness  
1830 W Laurel  
Street Address  
Eunice, LA 70535  
City, State, Zip Code

**NOTARY ACKNOWLEDGMENT**

THE STATE OF LOUISIANA      §  
   §  
PARISH OF ST. LANDRY       §

I, the undersigned, a Notary Public in said Parish, in said State, hereby certify that Spring A (Clark) Fults, a single individual, residing at 1511 West Peach Ave, Eunice, Louisiana, 70535 whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

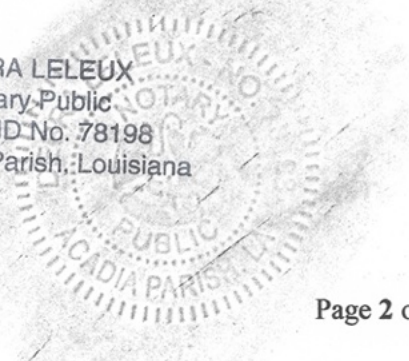
Given under my hand this 7<sup>th</sup> day of February, 20 22

*[Handwritten Signature]* (SEAL)  
Notary Public

My Commission Expires: lifetime



DEBRA LELEUX  
Notary Public  
Notary ID No. 78198  
Lafayette Parish, Louisiana



FIELD NOTE DESCRIPTION  
1.107 ACRES IN THE THOMAS G. STEWART SURVEY, ABSTRACT NO. 529  
MONTGOMERY COUNTY, TEXAS  
TRACT 2

BEING a 1.107 acre tract of land situated in the Thomas G. Stewart Survey, Abstract No. 529, Montgomery County, Texas, and being out of and a portion of a called 69.862 acre tract of land as described in deed recorded under County Clerk's File No. 9833650 of the Official Public Records of Real Property of Montgomery County, Texas and being more fully described by metes and bounds as follows with all bearings based on a deed call of S29°16'00"E along a westerly line of said 69.862 acre tract:

COMMENCING at a found concrete monument situated in the apparent and occupied easterly right-of-way line of Dotty Lane, same point being the south west corner of that called 25.5734 acre tract of land described in deed to Ronald D. Magness, recorded under County Clerk's File No. 2005-092362 and being the north westerly corner of the herein described tract of land;

THENCE S89°42'00"E 383.63' and with Magness's south line to a 1/2" iron rod set for the POINT OF BEGINNING.

THENCE S23°49'57"E 224.15' and severing said 69.862 acre tract to a 1/2" iron rod set for an angle point;

THENCE S15°23'11"W 156.14' and severing said 69.862 acre tract to a 1/2" iron rod set for and an angle point;

THENCE S47°11'19"W 60.24' and severing said 69.862 acre tract to a 1/2" iron rod set in the apparent and occupied easterly right-of-way line of Williams Road for the most south easterly corner of the herein described tract and from which a found 1/2" iron rod bears S29°16'00"E 461.51' for reference;

THENCE N29°16'00"W 37.45' and with the apparent and occupied easterly right-of-way line of Williams Road to a found 1/2" iron rod for an angle point;

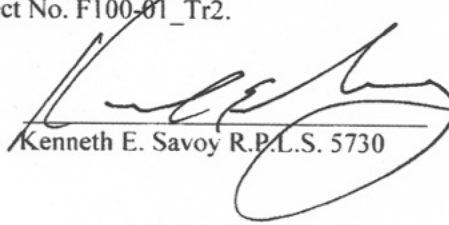
THENCE N68°16'29"W 144.20' and with the apparent and occupied northerly right-of-way line of Williams Road to a 1/2" iron rod set for the most south westerly corner of the herein described tract of land;

THENCE N25°23'03"E 343.65' and severing said 69.862 acre tract to the POINT OF BEGINNING.

CONTAINING a computed area of 1.107 acres of land within this field note description.

This Field Note Description was prepared from a survey performed on the ground in July 25, 2014 by Texas Professional Surveying, LLC., Registered Professional Land Surveyors and is referenced to Survey Drawing Project No. F100-01\_Tr2.

29 July 2014  
Date

  
Kenneth E. Savoy R.P.L.S. 5730



FILED FOR RECORD  
03/08/2022 02:04PM

*Mark Turnbull*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number  
sequence on the date and time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

03/08/2022



*Mark Turnbull*

County Clerk  
Montgomery County, Texas