

1306280

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 LICENSE NUMBER.

GENERAL WARRANTY DEED**GF NO. 1310821**

THE STATE OF TEXAS

§

§ KNOW ALL MEN BY THESE PRESENTS:

§

COUNTY OF FORT BEND

§

THAT the undersigned **GREGORY R. LUKE and AMY L. LUKE, HUSBAND AND WIFE**, hereinafter referred to as "Grantor" (whether one or more), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **NICHOLAS HLUCHAN AND WIFE PANAGIOTA HLUCHAN**, whose mailing address is **25230 CLOVER RANCH DRIVE, KATY, TEXAS 77494**, hereinafter referred to as "Grantee" (whether one or more), the receipt and sufficiency of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the original principal sum of **\$100,000.00**, being of even date herewith, payable to the order of **CITEZENS STATE BANK**, hereinafter called "Mortgagee," and bearing interest at the rate therein provided; said Note containing an attorney's fee clause and acceleration of maturity clause in case of default, and being secured by Vendor's Lien and Superior Title retained herin in favor of said Grantor and assigned to Mortgagee, and also being secured by a deed of Trust of even date herewith from Grantee to **BRADLEY A BURTTSCHELL, TRUSTEE**; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as evidenced by the above described Promissory Note, and said Vendor's Lien and superior Title Against said Property securing the payment of said Promissory Note are Herby assigned, transferred and delivered without recourse to Mortgagee, Grantor herby conveying to said Mortgagee the said Superior Title to said property, subrogating said Mortgagee to all rights and remedies of Grantor in the premises by virtue of said liens;

And Grantor had BARGAINED, SOLD GRANTED AND CONVEYED, and by these presents does BARGAIN, SELL, GRANT AND CONVEY, unto said Grantee, the following described real property, to- wit:

SEE ATTACHED EXHIBIT "A".

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto said Grantee and Grantee's heirs and assigns, FOREVER. Grantor does hereby bind Grantor and Grantor's heirs, executors, and administrators, TO WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee and Grantee's heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Taxes of every nature for the current year have been prorated and are assumed by GRANTEE. This conveyance is made subject to, all and singular, the restrictions, mineral reservations, royalties,

conditions, easements, and covenants, if any, applicable to and enforceable against the above-described property as reflected by the records of the county clerk of the aforesaid County.

But it is expressly agreed that the Grantor herein reserves and retains for Grantor and Grantor's heirs and assigns, a Vendor's Lien, as well as the Superior Title, against the above described property, premises and improvements, until the above described Promissory Note and all interest thereon have been fully paid according to the terms thereof, when this Deed shall become absolute, which Vendor's Lien and Superior Title have been assigned, transferred, and delivered without recourse to Mortgagee as set forth above.

WHEN this Deed is executed by more than one person, or when the GRANTOR or GRANTEE is more than one person, the instruments shall read as though pertinent verbs, nouns, and pronouns were changed to correspond; and when executed by or to a legal entity other than a natural person, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns." Reference to any gender shall include either gender and, in the case of a legal entity other than a natural person, shall include the neuter gender, all as the case may be.

DATED the 23 day of September, 2013.

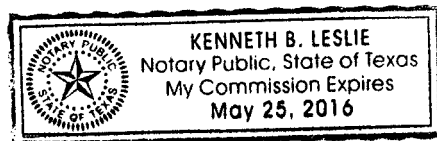
Gregory R. Luke by Amy L. Luke
as his Agent and Attorney In Fact
 GREGORY R. LUKE BY AMY L. LUKE AS
 HIS AGENT AND ATTORNEY IN FACT

Amy L. Luke
 AMY L. LUKE

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 23 day of September, 2013. By **GREGORY R. LUKE BY AMY L. LUKE AS HIS AGENT AND ATTORNEY IN FACT AND AMY L. LUKE, HUSBAND AND WIFE.**



Kenneth B. Leslie
 Notary Public – State of Texas
Kenneth B. Leslie
 (Printed name of Notary Public)

Commission expires: May 25, 2016

AFTER RECORDING, RETURN TO:

EXHIBIT "A"

2.4229 acres of land situated in the H. & T.C. R.R. Survey, A-202, Waller County, Texas being a part of and out of the original survey of the H. & T.C. R.R. Survey, Section 123, A-202, Waller County, Texas dated January 31, 1854; said 2.4229 acres being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found for the northeasterly corner of the H. & T.C. R.R. Survey, Section 123, A-202 being the centerline intersection of Morton Road {based on a width of 60.00 feet} and Bartlett Road (based on a width of 60.00 feet);

Thence, West, along the centerline of Morton Road, a distance of 50.00 feet to a point for corner;

Thence, S 00° 04' 34" W, a distance of 65.00 feet to a 5/8 inch iron rod set for the northeasterly corner and the POINT OF BEGINNING of the herein described lot;

Thence, S 00° 04' 34" W, a distance of 488.28 feet to a 5/8 inch iron rod set for the southeasterly corner of the herein described lot;

Thence, N 89° 54' 26" W, a distance of 210.00 feet to a 5/8 inch iron rod set for the southwesterly corner of the herein described lot;

Thence, N 00° 04' 34" E, a distance of 502.94 feet to a 5/8 inch iron rod set for the northwesterly corner of the herein described lot;

Thence, East a distance of 195.00 feet to a 5/8 inch iron rod set for corner;

Thence, S 44° 58' 03" E, a distance of 21.20 feet to the POINT OF BEGINNING and containing 2.4229 acres (105,540 square feet) of land, more or less.

1306280

FILED FOR RECORD

13 SEP 24 PM 12:37

DEBBIE HOLLAN
COUNTY CLERK
WALLER COUNTY, TX.
Debbie Hollan DEPUTY

13.00 (3)
5.00
1.00

19.00 pd.

THE STATE OF TEXAS
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Waller County, Texas, in the Volume and Page as noted hereon by me.



Debbie Hollan
County Clerk, Waller County, Texas