

## WARRANTY DEED WITH VENDOR'S LIEN

STATE OF TEXAS \$ \$ COUNTY OF MONTGOMERY \$ KNOW ALL MEN BY THESE PRESENTS:

That CARLA M. WILLIS, formerly known as CARLA M. CORDOVA, of Montgomery County, Texas, a married woman, as her separate property, hereinafter referred to as "Grantor", for in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantees herein named, the receipt of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the Grantees of that one certain promissory note of even date herewith in the principal sum of \$62,423.29, payable to the order of Carla M. Willis, as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to William J. Hawkins, Trustee, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto ERIC D. HITCHCOCK, and wife, TAMMY L. HITCHCOCK, of Montgomery County, Texas, herein referred to as "Grantees", all that certain lot, tract or parcel of land, lying and being situated in the County of Montgomery, State of Texas, and being:

0.757 acres of land in the E. COLLARD Survey, A-7, Montgomery County, Texas, and being a part of that certain 5.935 acres recorded in Volume 238, Pages 6 thru 10, of the County Deed of Trust Records, said 0.757 acres, also known as 9167 Lake Conroe Drive, Conroe, Texas, and being more particularly described on attached Exhibit "A".

This deed is executed by Grantor and accepted by Grantees as being subject to all valid restrictions, easements, reservations and covenants relating to the aforesaid property that may be disclosed by the records of Montgomery County, Texas.

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 Grantees, their 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 and singular the said premises unto the said Grantees, their heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

It is expressly agreed that the Vendor's Lien, as well as Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. Current property taxes on said property having been prorated, the payment thereof is assumed by Grantee.

	2 /	
EXECUTED this 22nd day of	March	, 2013.

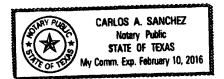
CARLA M. WILLIS, Grantor

THE STATE OF TEXAS

§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me, on the 22 day of March, 2013, by the said CARLA M. WILLIS.



Notary Public, State of Texas

Return to:

Eric and Tammy Hitchcock 9167 Lake Conroe Drive Conroe, Texas 77304

## **EXHIBIT A**

. . . •

BEING 0.757 acres of land in the E. Collard Survey, A-7, Montgomery County, Texas, and being a part of that certain 5.935 acres recorded in Volume 238, Pages 6 thru 10, of the County Deed of Trust Records, said 0.757 acres being more particularly described as follows:

BEGINNING at the southeast corner of the above mentioned 5.935 acre tract and the southeast corner of a 0.510 acre tract, this being the southeast corner of the herein described tract;

THENCE North 33 degrees 29 minutes 30 seconds West along the northeast line of the 0.510 acre tract for a distance of 160.66 feet to an angle point in same;

THENCE North 53 degrees 23 minutes West, along same line for a distance of 100.00 feet to a point for the southwest corner of this tract;

THENCE North 28 degrees 35 minutes 10 seconds East for a distance of 57.04 feet to point for corner;

THENCE North 41 degrees 49 minutes 20 seconds West for a distance of 46.33 feet to a point for the northwest corner of the herein described tract same being the southwest corner of the Eby 0.3005 acre tract as recorded in Volume 332, Page 475 of the County Deed of Trust Records;

THENCE South 83 degrees 44 minutes 50 seconds East along the south line of Eby tract for a distance of 233.91 feet to the northeast corner in the east line of the 5.935 acre tract;

THENCE South 13 degrees 21 minutes 10 seconds West along said east line for a distance of 259.79 feet to the POINT OF BEGINNING and containing 0.757 acres of land which includes a roadway easement along the west line of the above described tract as shown on the survey map for same.

## **FILED FOR RECORD**

04/02/2013 2:36PM

COUNTY CLERK MONTGOMERY COUNTY, TEXAS

## STATE OF TEXAS COUNTY OF MONTGOMERY

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

04/02/2013

County Clerk

Montgomery County, Texas