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DEEDS

STATE OF TEXAS
COUNTY OF MONTGOMERY

Know All Men By These Presents:

THAT I, MARY L. ROSS, also known as MAMYE D. ROSS, Individually,
and as Independent Executrix of the Estate of M. J. Ross, Deceased,

of Montgomery County, Texas, hereinafter called Grantor (whether one or more),
for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable con-
siderations to me in hand paid by BILL D'AMICO, TRUSTEE,

of Montgomery County, Texas, hereinafter called Grantee (whether one or more),
receipt of which is hereby acknowledged and confessed and the further consideration of the execution and delivery
by the said Grantee of one certain promissory note of even date herewith in the principal sum of -----

TWO HUNDRED EIGHTY-THREE THOUSAND EIGHT HUNDRED THREE & 20/100-----Dollars (\$ 283,803.20)
payable to the order of Grantor herein,

said note being payable in installments, bearing interest at the rate therein specified, providing for attorney's fees
and acceleration of maturity at the rate and in the events therein set forth, and payment of said note being secured
by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and by Deed of Trust of even date
herewith from Grantee to George L. Houghton,

Trustee, to which reference is hereby made for all purposes;

This instrument is being re-filed for record in lieu of instrument
filed for record in the Office of the County Clerk of Montgomery County,
Texas, on February 26, 1973, under File No. 311568, to correct a call
in the legal description.

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said
Grantee, the following described property, to-wit:

A tract containing 46.815 acres of land, more or less, out of
the E. COLLARD SURVEY, Abstract 7, Montgomery County, Texas,
and being more fully described by metes and bounds in the
attached and incorporated herein rider:

BEING 48.152 acres of land in E. Collard Survey, A-7,
Montgomery County, Texas, and being part of M. J. Ross
Estate 363 acre tract recorded in Vol. 239, Pg. 446 of
the County Deed Records, said 48.152 acres being described
as follows:

BEGINNING at the southeast corner of said Ross Est. 363
acres in the center-line of a creek, same being an inside
corner of former R. G. Calfee 72 acre tract recorded in
Vol. 268, Page 147, M.C. D.R., set a concrete monument
for corner;

THENCE down said creek with its meanders as follows:

N. 87°53'20" W., 196.18 feet;
S. 53°59'30" W., 68.01 feet;
S. 74°44'40" W., 272.04 feet;
S. 58°00'00" W., 176.02 feet;
S. 33°59'30" W., 182.63 feet;
S. 40°42'45" W., 137.32 feet;
S. 71°16'20" W., 263.97 feet to intersection

st with 201 contour line of Lake Conroe as set by S.J.R.A.;

THENCE along said 201 contour line of Lake Conroe as follows:

N. 46°02'00" W., 81.77 feet;
 N. 76°02'00" W., 34.59 feet;
 N. 37°25'00" W., 132.85 feet;
 N. 07°57'00" W., 117.84 feet;
 N. 14°14'00" W., 100.25 feet;
 N. 03°38'00" W., 77.82 feet;
 S. 27°03'50" W., 165.47 feet;
 N. 77°34'00" W., 51.11 feet;
 N. 30°37'00" W., 45.45 feet;
 N. 60°41'40" W., 38.85 feet;
 N. 38°05'30" W., 28.24 feet to an iron rod for cor.;

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THENCE N. 13°21'10" E. for a distance of 788.67 feet to an iron rod set for corner;

THENCE N. 83°30'10" E. for a distance of 703.61 feet to an iron rod set for corner;

THENCE N. 16°20'00" E. at 1029.66 feet pass an iron rod reference corner and continue on in all a distance of 1070.46 feet to point for corner in lower north line of Ross Est. 363 acre tract also south line of Monroe 147 acre tract, said point being in a Public used Roadway;

THENCE S. 73°35'10" E. with same along said Roadway for a distance of 770.00 feet to a point for call lower N.E. Corner of said Ross Est. tract;

THENCE S. 16°20'00" W. with lower east line of same for a distance of 1588.89 feet to the point of beginning and containing 48.152 acres of land which includes 0.814 acres in a Public used Roadway along the north line of herein described tract.

SAVE AND EXCEPT

BEING 1.301 acre Parcel "A" out of 48.152 acre Tract 4 of the former M. J. Ross Estate property in the E. Collard Survey, A-7, Montgomery County, Texas, said 1.301 acre Parcel "A" being described as follows:

BEGINNING at a point for corner 453.41 feet South and 854.47 feet West of the call S.E. Corner of said Ross Est. property recorded in Vol. 239, Pg. 446, M.C.D.R., also being an inside corner of former Calfee 72 acre tract, said point being S.E. Corner of this tract;

THENCE S. 71°16'20" W. along center-line of a creek for a distance of 263.97 feet to point for corner at intersection with 201 contour line of Lake Conroe;

THENCE along said 201 contour line with its meanders as follows:

N. 46°02'00" W., 81.77 feet;
 N. 76°02'00" W., 34.59 feet;
 N. 37°25'00" W., 132.85 feet to N.W. Corner
 of herein described tract;

THENCE N. 77°20'30" E. for a distance of 300.0 feet to N.E. Corner of this tract;

THENCE S. 40°42'15" E. for a distance of 200.0 feet to the point of beginning and containing 1.301 acres of land.

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aid

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This conveyance is made and accepted subject to the terms, conditions, and stipulations set out in instrument recorded in Volume 232 at Page 196 of the Deed Records of Montgomery County, Texas, reserving 1/16th royalty interest in and to all oil, gas, and other minerals.

But it is expressly agreed and stipulated that the taxes for the current year have been prorated and are assumed by Grantee.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said Grantee, his heirs and assigns forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend, all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever claiming or to claim the same or any part thereof.

But it is expressly agreed and stipulated that the Vendor's lien is retained in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

When this deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, the use of any gender shall include all genders, and when executed by or to a corporation the words "heirs, executors, and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns."

Executed, this the 11TH day of February, 1973.

Mamye D. Ross
MARY L. ROSS, aka Mamye D. Ross,
Individually and as Independent
Executrix of the Estate of
K. J. Ross, Deceased.

THE STATE OF TEXAS,
County of Harris

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mary L. Ross, aka Mamye D. Ross, Individually and as Independent Executrix of the Estate of M. J. Ross, Deceased, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 15TH day of FEBRUARY, 1973

(L.S.)

John D. Dantkurt
Notary Public in and for HARRIS County, Texas.

THE STATE OF TEXAS,
COUNTY OF

CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said

a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____

(L.S.)

FILED FOR RECORD
AT 10 O'CLOCK A Notary Public in and for _____ County, Texas.

FEB 20 1973

ROY HARRIS, Clerk
County Court, Montgomery Co., Tx.
Deputy

Return to: Bill D'Amico, Trustee
P. O. Box 1703
Conroe, Texas 77378

TO

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From the Law Office of George L. Houghton

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, Roy Harris, Clerk of the County Court in and for Montgomery County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the volume and page of the named record and at the time and date as stamped hereon by me.



FILED FOR RECORD
AT 4 O'CLOCK P.M.

MAR 20 1973

Roy Harris

County Clerk of Montgomery Co., Texas

ROY HARRIS, Clerk
County Court, Montgomery Co., Tx.
By *[Signature]* Deputy.