

## WARRANTY DEED

Chicago Title-Conroe  
GF# 446690

**Notice of Confidentiality Rights:** If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

Date: FEBRUARY 13, 2007

Grantor: WINFRED LEE HOUSE, TRUSTEE

Grantor's Mailing Address: 12645 Highway 105 West, Conroe, Texas 77304

Grantee: WINFRED LEE HOUSE and wife, CAROL K. HOUSE

Grantee's Mailing Address: 12645 Highway 105 West, Conroe, Texas 77304

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property (including any improvements):

BEING 2.000 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, A-7, MONTGOMERY COUNTY, TEXAS, AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: All presently recorded restrictions, reservations, covenants, conditions, easements, rights-of-way, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; and taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor hereby binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Winfred Lee House  
WINFRED LEE HOUSE, TRUSTEE

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on FEBRUARY 13, 2007, by WINFRED LEE HOUSE, as TRUSTEE.

Karen Smith  
Notary Public, The State of Texas

Notary's Printed Name: \_\_\_\_\_

Commission Expires: \_\_\_\_\_



RETURN TO:  
CHICAGO TITLE INS. CO.  
2251 N. LOOP 336 W. SUITE A  
CONROE, TX. 77304

**DESCRIPTION**

BEING 2.000 acres of land in the Elijah Collard Survey, A-7, Montgomery County, Texas and being out of and a part of a certain 363 acre tract as described by Deed recorded in Volume 239, Page 446, of the Montgomery County Deed Records and being out of and a part of a certain 48.152 acre tract as described by Deed recorded in Volume 806, Page 138, of the Montgomery County Deed Records, said 2.000 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for the South corner of the herein described tract, in the Lower Southeast line of the said 363 acre tract and being S. 63° 16' 41" W, a distance of 461.95 feet from a 16" Pine Tree found for the Southeast corner of the said 363 acre tract, same being the Southeast corner of the said 48.152 acre tract, said 1/2" iron rod being in a West line of a certain 113.382 acre tract as described in Deed recorded under County Clerk's File Number 8755409, of the Montgomery County Real Property Records;

THENCE N. 12° 59' 12" W, for a distance of 330.15 feet to a 1/2" iron rod set for corner;

THENCE N. 78° 00' 00" W, for a distance of 220.42 feet to a 1/2" iron rod set for corner;

THENCE N. 28° 00' 00" E., passing at 335.54 feet a 1/2" iron rod set in the South line of a certain 60.00 foot road easement as described by Deed recorded in Volume 816, Page 415, of the Montgomery County Deed Records and continuing in all for a distance of 373.95 feet to a P.K. nail set in the centerline of said 60.00 foot road easement for the Northwest corner of the herein described tract;

THENCE in an Easterly direction along said centerline with a curve to the left having a radius of 6,177.46 feet, a central angle of 00° 09' 25" for an arc length of 16.92 feet to a P.K. nail set for the end of said curve;

THENCE N. 79° 05' 15" E, continuing along said centerline for a distance of 30.17 feet to a P. K. nail set for the beginning of a curve to the left;

THENCE in an Easterly direction continuing along said centerline with said curve to the left having a radius of 282.70 feet, a central angle of 13° 44' 00" for an arc length of 67.76 feet to a P. K. nail set for the Northeast corner of the herein described tract;

THENCE S. 00° 17' 10" E, passing at 32.61 feet a 1/2" iron rod set in the South line of the said 60.00 foot road easement and continuing in all for a distance of 727.26 feet to the POINT OF BEGINNING and containing in all 2.000 acres of land. (a/k/a Lot 8-A, of Tres Subdivision)

---

FILED FOR RECORD

07 FEB 14 PM 2:47

*Mark Turnbull*  
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 Real Property at  
Montgomery County, Texas.

FEB 14 2007



*Mark Turnbull*  
County Clerk  
Montgomery County, Texas

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.