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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.

WARRANTY DEED

Texas Homeland Title

STATE OF TEXAS

GF# 140004563

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF MONTGOMERY

THAT, ANDREW J. DOWNING, also known as ANDREW JAMES DOWNING and DIANE DOWNING, also known as DIANE JANET DOWNING, hereinafter called Grantors, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars cash and other good and valuable consideration in hand paid by

JOSE ZEPEDA and LUCERO HANDAL, husband and wife 2946 SW Brighton Way
Palm City, FL 34990

hereinafter called Grantees, the receipt and sufficiency of which are hereby acknowledged and confessed, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto Grantees, those certain lots, tracts or parcels of land, together with all improvements thereon, lying and being situated in the County of MONTGOMERY, State of Texas, described as follows, to-wit:

A tract of land containing 3.1824 acre tract (138,625 square feet) being Lots 10 and 11, Block 2 of TRES, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Cabinet G, Sheet 39A of the Map Records of Montgomery County, Texas, being out of a certain called of 63.611 acres of land in the Elijah Collard Survey, Abstract No. 7, Montgomery County, Texas, SAVE AND EXCEPT a certain called 0.941 acre tract out of Lot 10 recorded in Montgomery County Clerk's File Numbers (M.C.C.F. NOS) 2002-096684 and 2004-085946, said 3.1824 acre tract being the same tract recorded in M.C.C.F. No. 2004-085946 & 2007-061739 and being more particularly described by metes and bounds in Exhibit "A" attached hereto.

This conveyance is made and accepted subject to any and all valid covenants, conditions, restrictions, easements and outstanding mineral and/or royalty interests in the oil, gas, and other minerals and leases thereon, now outstanding or affecting the premises herein conveyed, now of record in the County Clerk's office of MONTGOMERY County, Texas, but only to the extent they are still in force and effect.

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, Grantees' heirs and assigns, forever. And Grantors do hereby bind Grantors, Grantors' heirs and assigns, to warrant and forever defend all and singular the said premises unto the said Grantees, Grantees' heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ANDREW J. DOWNING, also known as

ANDREW JAMES DOWNING

Or are Away the ways Som José Awares, by

DIANE DOWNING, also known as

DIANE JAMEP DOWNING

Afterway in fact for Scare Dawring also known as

Diane Journal Awares

ANDREW J. DOWNING, also known as ANDREW JAMES

DOWNING, as Agent and Attorney-in-Fact for DIANE DOWNING, also known as DIANE JANET DOWNING, also known as DIANE JANET DOWNING, also known as DIANE JANET DOWNING

STATE OF COLORADO	•
COUNTY OF Slaver	v
This instrument was acknowledged ANDREW J. DOWNING, also known as A Attorney-in-Fact for DIANE DOWNING, al	before me on this 2 day of ALLUQUY, 2015 by ANDREW JAMES DOWNING, individually and as Agent and so known as DIANE JANET DOWNING.
After recording return to NOTARY PUBLI My Commission Expires 08/0	Notary Public, State of Sp.
C. DEDDER TEV ACTION D. L. V.	

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COUNTY OF MONTGOMERY

A TRACT OF LAND CONTAINING 3.1824 ACRE TRACT (138,625 SQUARE FEET) BEING LOTS 10 AND 11, BLOCK 2 OF TRES, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN CABINET G, SHEET 39A OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS, BEING OUT OF A CERTAIN CALLED OF 63.611 ACRES OF LAND IN THE ELIJAH COLLARD SURVEY, ABSTRACT NO. 7, MONTGOMERY COUNTY, TEXAS, SAVE AND EXCEPT A CERTAIN CALLED 0.941 ACRE TRACT OUT OF LOT 10 RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBERS (M.C.C.F. NOS.) 2002-096684 AND 2004-085946. SAID 3.1824 ACRE TRACT BEING THE SAME TRACT RECORDED IN M.C.C.F. NO. 2004-085946 & 2007-061739 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

(BEARING ARE BASED IN CABINET G, SHEET 39A M.C.M.R.)

BEGINNING at a 1/2 Inch iron rod found in the south right-of-way (R.O.W.) line of Lake Conroe Drive (60 Feet R.O.W.) marking the northwest corner of said Lot 11 and the herein described tract and the northeast corner of Lot 12, in said Block 2:

THENCE, NORTH 81° 52' 10" EAST, along with the south R.O.W. line of said Lake Conroe Drive and the north line of said Lots 10, 11 and the herein described tract, at 213.00 Feet pass an iron rod found marking the northeast corner of said Lot 11 and the northerly northwest corner of said Lot 10 and continuing for a total distance of 314.50 Feet to a 1/2 Inch iron rod found at the beginning of the tangent curve to the left for corner:

THENCE, in a Northeasterly direction, along with the south R.O.W. line of said Lake Conroe Drive and the north line of said Lot 10 and the herein described tract, along with the arc of said curve to the left having a radius of 6207.46 Feet, an arc length of 172.10 Feet, a central angle of 01° 35′ 19″ and a chord bearing and distance of NORTH 81° 04′ 31″ EAST-172.09 Feet to a 1/2 Inch iron rod found for the northeast (easterly) corner of said Lot 10 and the herein described tract, said corner also being the northerly northwest corner of Lot 9, in said Block 2;

THENCE, SOUTH 27° 45' 45" WEST, along the common line of said Lots 9, 10 and the herein described tract, a distance of 465.40 Feet to a point' at an angle point for corner:

THENCE, SOUTH 63° 23' 27" WEST, along the common line of said Lots 9, 10 and the herein described tract, a distance of 225.34 Feet to a point in a creek for the southwesterly corner of the herein described tract and the southeasterly corner of aforesaid 0.941 Acre save and except tract;

THENCE, NORTH 08° 07' 50" WEST, across said Lot 10 and being the easterly line of said 0.941 Acre save and except tract, at 131.23 Feet pass an iron rod found in the westerly north line of said Lot 10 marking the northeast corner of said 0.941 Acre save and except tract and the common rear corner of said Lots 11 and 12, and continuing along the common line of said Lots 11, 12 and the herein described tract for a total distance of 446.06 Feet to the POINT OF BEGINNING containing 3.1824 Acres of land.

E-FILED FOR RECORD 01/13/2015 1:34PM

COUNTY CLERK MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS COUNTY OF MONTGOMERY

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

01/13/2015

County Clerk

Montgomery County, Texas