

ACCESS TITLE
GF# 9130004

WARRANTY DEED

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.

Date: January 23, 2009

Grantor: LONG Q. PHAM and THAO SILVA, husband and wife

Grantor's Mailing Address:

*9622 Willowbridge PARK
Houston, Tx 77064*

Grantee: ROBERT A. BECKER and MARILYN F. BECKER

Grantee's Mailing Address:

*11387 Jake Pearson RD.
Conroe, Tx. 77304*

Consideration: TEN AND NO\100's DOLLARS (\$10.00)-----
and other good and valuable consideration

Property: (including any improvements):

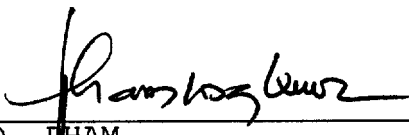
Legal description for a 1.000 acre tract of land being out of and a part of Reserve "C", Section One (1), of Tres Subdivision, according to the map or plat thereof recorded in Cabinet G, Sheet 39A, of the Montgomery County Map Records; said 1.000 acre tract of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

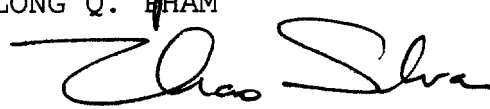
Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, covenants, exceptions, mineral conveyances, and easements properly of record in the Office of the County Clerk of Montgomery County, Texas, if any, affecting the above-described property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

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



LONG Q. PHAM


THAO SILVA


(Acknowledgment)

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the 23 day of January, 2009, by LONG Q. PHAM and THAO SILVA, husband and wife.





Notary Public, State of Texas
Notary's name (printed):

Notary's commission expires:

PREPARED IN THE LAW OFFICE OF: Jerel J. Hill

RETURN TO:

Robert Becker
11387 Jake Pearson RD
Conroe, Tx. 77304

EXHIBIT "A"

Legal description for a 1.000 acre tract of land being out of and a part of Reserve "C", Section 1 of TRES SUBDIVISION, according to the map or plat thereof recorded in Cabinet G, Sheet 39A, of the Montgomery County Map Records, said 1.000 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a found $\frac{1}{2}$ inch iron rod at a point of curvature of a curve to the right, having a radius of 162.06 feet, said point being on the south line of Lake Conroe Drive (60') and the northerly line of said Reserve "C";

THENCE Northwesterly with said northerly line of Reserve "C" along said curve to the right, passing a found $\frac{1}{2}$ inch iron rod at 88.30 feet, passing a second found $\frac{1}{2}$ inch iron rod at an additional 50.00 feet, and continuing an additional 50.00 feet (a total distance of 188.30 feet) to a found capped $\frac{1}{2}$ inch iron rod for the southeast corner and PLACE OF BEGINNING of the herein described 1.000 acre tract of land;

THENCE S 71 deg. 28 min. 08 sec. W, a distance of 145.03 feet to a found capped $\frac{1}{2}$ inch iron rod;

THENCE N 77 deg. 49 min. 48 sec. W, a distance of 204.11 feet to a found capped $\frac{1}{2}$ inch iron rod for the northwest corner of this tract;

THENCE N 46 deg. 32 min. 13 sec. E, a distance of 40.25 feet to an angle point;

THENCE N 23 deg. 22 min. 20 sec. E, a distance of 86.57 feet to an angle point;

THENCE N 74 deg. 43 min. 00 sec. E, a distance of 95.75 feet to a found $\frac{1}{2}$ inch iron rod and angle point;

THENCE N 03 deg. 00 min. 43 sec. E, a distance of 27.43 feet to a set capped $\frac{1}{2}$ inch iron rod and point for northwest corner of this tract;

THENCE S 89 deg. 02 min. 26 sec. E, a distance of 197.43 feet to a set capped $\frac{1}{2}$ inch iron rod in the common line of Reserve "C" and Lake Conroe Drive for the northeast corner of this tract;

THENCE S 08 deg. 19 min. 55 sec. W along the westerly line of Lake Conroe Drive, a distance of 36.12 feet to a found $\frac{1}{2}$ inch iron rod and point of curvature of a curve to the left;

THENCE southerly along said curve having a radius of 162.06 feet, a distance of 50.57 feet to the PLACE OF BEGINNING and containing 1.000 acre of land, more or less.

FILED FOR RECORD

09 JAN 28 AM 10:06

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.

JAN 28 2009



Mark Turnbull
County Clerk
Montgomery County, Texas

W.C.
[Signature]
LQP
TS