

STATE OF TEXAS

COUNTY OF ~~MAKERS~~ MONTGOMERY

} Known 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'ANICO, 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 -----

ONE HUNDRED THREE THOUSAND FOUR HUNDRED FIFTEEN & 40/100-----Dollars (\$103,415.40 )  
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;

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 17.504 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 18.664 acres of land in the 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 18.664 acres being described  
as follows:

BEGINNING at an iron rod set for corner at the 201 contour  
line of Lake Conroe as called for by the San Jacinto River  
Authority, said rod being 1241.69 feet South and 814.89 feet  
West of an inside corner of said Ross Est. tract also S.W.  
Corner of J. A. Monroe 147 acre tract, said also being  
N.W. Corner of herein described tract;

THENCE S. 65°20'10" E. for a distance of 201.77 feet to  
an iron rod set for corner;

THENCE S. 81°29'55" E., for a distance of 461.03 feet to  
an iron rod set for corner;

THENCE N. 83°32'10" E. for a distance of 109.22 feet to  
an iron rod set for corner;

THENCE S. 13°21'10" W. for a distance of 788.67 feet to  
an iron rod set for corner at intersection with 201 contour  
line of Lake Conroe;

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

N. 38°05'30" W., 16.28 feet;  
 N. 86°43'00" W., 41.91 feet;  
 N. 52°55' W., 63.51 feet;  
 S. 72°31'40" W., 150.06 feet;  
 N. 81°55'20" W., 100.41 feet;  
 S. 83°36'00" W., 66.81 feet;  
 S. 68°49'30" W., 380.98 feet;  
 N. 52°49'45" W., 70.89 feet;  
 N. 73°16'20" W., 136.55 feet;  
 N. 83°49'00" W., 106.14 feet;  
 N. 34°29'00" W., 74.36 feet;  
 N. 04°07'10" E., 136.69 feet;  
 N. 41°50'40" E., 54.08 feet;  
 S. 86°09'40" E., 118.88 feet;  
 N. 45°57'10" E., 119.42 feet;  
 N. 05°00'13" E., 250.34 feet;  
 N. 03°50'33" W., 92.83 feet;  
 N. 69°37'10" E., 73.24 feet;  
 N. 46°32'13" E., 88.84 feet;  
 N. 23°22'20" E., 86.57 feet;  
 N. 74°43'00" E., 95.75 feet;  
 N. 03°00'43" E., 76.12 feet; and  
 N. 23°29'20" E., 15.30 feet to the point of

beginning and containing 18.664 acres of land.

SAVE AND EXCEPT

BEING 1.160 acre Parcel "A" out of 18.664 acre Tract 5 of the former M. J. Ross Estate property in the E. Collard Survey, A-7, Montgomery County, Texas, said 1.160 acre Parcel "A" being described as follows:

BEGINNING at an iron rod for corner 1325.89 feet South and 631.53 feet West of call inside corner of said Ross Est. property recorded in Vol. 239, Pg. 446, M.C.D.R. and the S.W. Corner of J. A. Monroe 147 acres, said rod being the N.E. Corner of herein described tract;

THENCE S. 24°39'50" E. for a distance of 234.08 feet to S.E. Corner of this tract;

THENCE N. 65°20'10" W. for a distance of 244.83 feet to S.W. Corner of herein described tract in 201 contour line of Lake Conroe;

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

N. 23°22'20" E., 86.57 feet;  
 N. 74°43'00" E., 95.75 feet;  
 N. 03°00'43" E., 76.12 feet;  
 N. 23°29'20" E., 15.30 feet to N.W. Corner

of this tract;

THENCE S. 65°20'10" E. for a distance of 201.77 feet to the point of beginning and containing 1.160 acres of land.

This conveyance is made and accepted subject to the terms, conditions, stipulations set out in instrument recorded in Volume 232 at Page 196 of the Deed of Montgomery County, Texas, reserving 1/16th royalty interest in and to all oil 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 15<sup>TH</sup> day of February, 1973.

Marye D. Ross  
MARY L. ROSS, aka Marye D. Ross,  
Individually and as Independent  
Executrix of the Estate of  
M. 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 Marye 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 15<sup>TH</sup> day of FEBRUARY, 1973

(L.S.)

John D. Sambrall  
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 M.

Notary Public in and for \_\_\_\_\_ County, Texas.

FEB 20 1973

ROY HARRIS, Clerk  
County Court, Montgomery Co., Tx.  
By Donna W. Wainwright Deputy

Return to: Bill D'Amico